

BUILDING CODE OF AUSTRALIA AND ACCESSIBILITY COMPLIANCE ASSESSMENT REPORT

ALTERATION AND ADDITION TO A PUB

23-27 THE CORSO, MANLY

DATE ► 15/02/2022

REPORT NO. ► 11784 Rev 4.0

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AEDGROUP

Innovation & expertise in building regulations



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REVISION STATUS				
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1.0 EXECUTIVE SUMMARY AND RECOMMENDATIONS

This report provides a Building Code of Australia (BCA) 2019 Amendment 1 assessment of the proposed alteration and addition to an existing pub, to be located at 23-27 The Corso, Manly

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

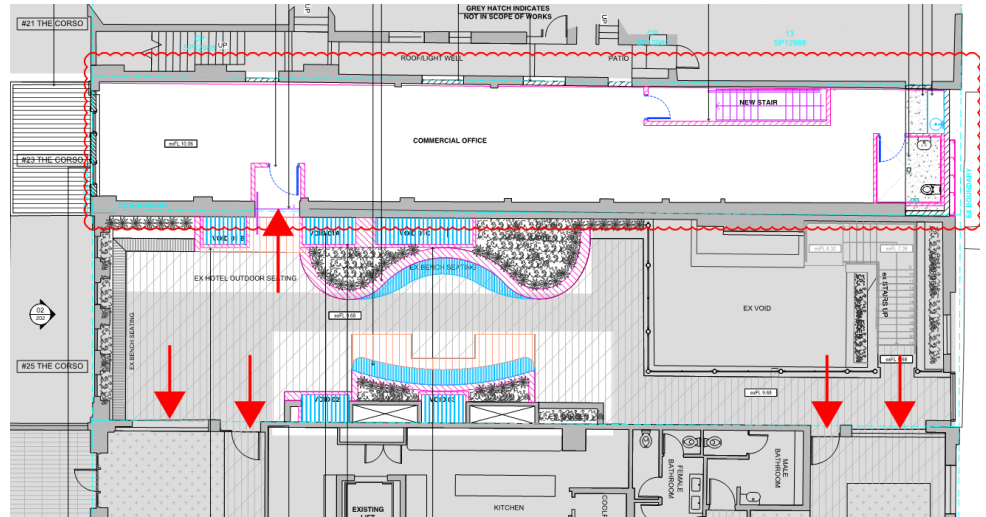
1.1 Recommendations

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

BCA Clause	Deemed-to-Satisfy Provision to be addressed
<p>Fire source features</p>	<p>It is recommended the allotments are amalgamated so that <i>fire source features</i> no longer exist within the building and fire separation provision of BCA Clause C1.1 & C3.2 can be determined DTS compliant.</p>
<p>C3.2 Protection of openings in external walls</p>	<p>The following existing and proposed openings in the walls at the allotment boundary are not protected in accordance with BCA Clause C3.4. <i>It is recommended this is addressed by a Fire Engineered Performance Solution.</i></p>

BCA Clause	Deemed-to-Satisfy Provision to be addressed
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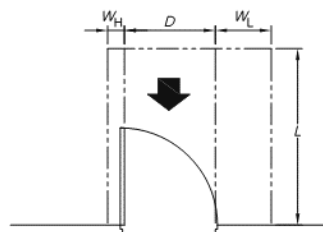
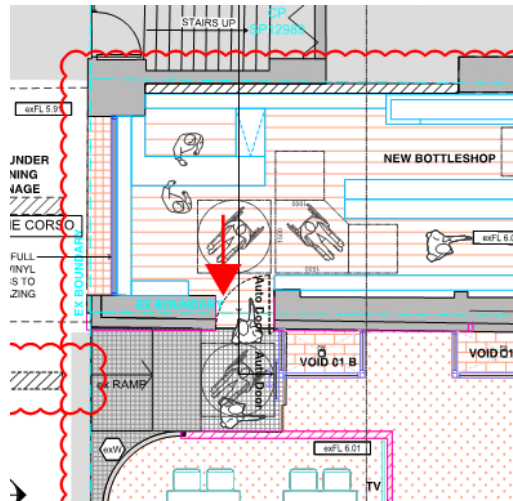
Ground Floor



First Floor

D3.1
General building access requirements

- **Ground Floor - The doorway serving the "New Bottleshop" is not provided with circulation space at the doorway in accordance with Figure 31(h), which does not comply with 13.3 of AS 1428.1-2009.**



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

This can be addressed by a Performance Solution.

BCA Clause	Deemed-to-Satisfy Provision to be addressed
	<ul style="list-style-type: none"><li data-bbox="478 241 1500 302">• First Floor – No access for people with a disability is provided to the Commercial Space as the area is only accessible by a stairway. <div data-bbox="478 313 1276 470" style="border: 1px solid black; padding: 5px;"><p data-bbox="486 313 654 347">6.1 General</p><p data-bbox="486 358 1268 459"><i>A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment.</i></p></div> <div data-bbox="475 515 1276 784"></div> <p data-bbox="478 795 1117 828"><i>This can be addressed by a Performance Solution.</i></p>

2.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2019 Amendment 1 assessment of the proposed alteration and addition to an existing pub, to be located at 23-27 The Corso, Manly.

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

2.1 Basis of Report

The key basis of this report is to address compliance with the Building Code of Australia (BCA) 2019 Amendment 1. The scope of services is limited to Sections C – “Fire Resistance”, Section D – “Access & Egress”, Section E – “Services & Equipment”, Section F “Health and Amenity” and Section J “Energy Efficiency”

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

- Architectural plans prepared by Paul Kelly Design, Project No. 691:

Drawing Title	Drawing No.	Revision	Dated
Ground Floor Existing and Demolition Plan	DA GD 100A	P3	09.02.22
Ground Floor Proposed Plan (Context 1:200)	DA GD 100B	P3	09.02.22
Ground Floor Existing and Demolition Plan	DA GD 101	P3	09.02.22
Ground Floor Proposed Plan	DA GD 102	P3	09.02.22
Corso Elevation Proposed	DA GD 202	P3	09.02.22
Market Lane Proposed	DA GD 204	P3	09.02.22
Level 01 Existing and Demolition Plan	DA L1 101	P3	09.02.22
Level 01 Proposed Plan	DA L1 102	P3	09.02.22
Level 01 Proposed Plan Context Plan	DA L1 100B	P3	09.02.22
Level 02 Existing Context Plan	DA L2 100A	P3	09.02.22
Roof Existing and Demolition Plan	DA RF 101	P3	09.02.22
Roof Proposed Plan	DA RF 102	P3	09.02.22

- The Building Code of Australia 2019 Amendment 1 prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.



2.2 Purpose of the Report

The purpose of this report is to assess the following:

- Assessment under the current Building Code of Australia 2019 Amendment 1 and list any departures from the BCA 2019 Amendment 1.
- Provide recommendations to address identified non-compliances, and/or identify potential alternative solutions.

2.3 Limitations of the Report

This report does not assess the following:

- Access and facilities for people with disabilities is addressed however compliance with Disability Discrimination Act 1992 (DDA) is outside the scope of this report. It should be noted that BCA compliance does not necessarily meet the requirements of the Disability Discrimination Act (DDA).
- Reporting on hazardous materials, OH&S matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire resistant levels of the building
- Consideration of any fire services operations (including hydraulic, electrical or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not be carried out)
- Sections G, H, I or J of the BCA are not considered.
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out
- BCA 2019 Amendment 1 does not directly specify slip-resistance classification(s) for all *accessible paths of travel*; however, we highlight the need under AS 1428.1-2009 for all *accessible paths of travel* to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.



3.0 BCA ASSESSMENT DATA

The following data is provided in respect to review of the building under the Building Code of Australia 2019 Amendment 1 in respect to the compliance assessment of the proposed alteration and addition to an existing pub, to be located at 23-27 The Corso, Manly

BCA Building Classifications:	6 (bar area) & 5 (office)
Building rise in storeys:	3 (determined in accordance with C1.2 of the BCA).
Type of Construction:	Type B (determined in accordance with C1.1 of the BCA)
General Floor area limitations:	<2,000m ² & <12,000m ³
Effective Height (m):	9.68 – 6.08 = 3.6m
Climate Zone (Thermal Design)	5 (determined in accordance with ABCB Climate Map dated Sep 2019)

3.1 Location of Fire Source features

The potential *fire source features* to be considered for this building are the external wall of another building on the allotment which is not a Class 10 building, the side or rear of the allotment boundary or the far side of the road.

In this instance the boundaries (*fire source features*) are located within the building as highlighted by red dashed line marked up below.

It is recommended the allotments are amalgamated so that *fire source features* no longer exist within the building and fire separation provision of BCA Clause C1.1 & C3.2 can be determined DTS compliant.



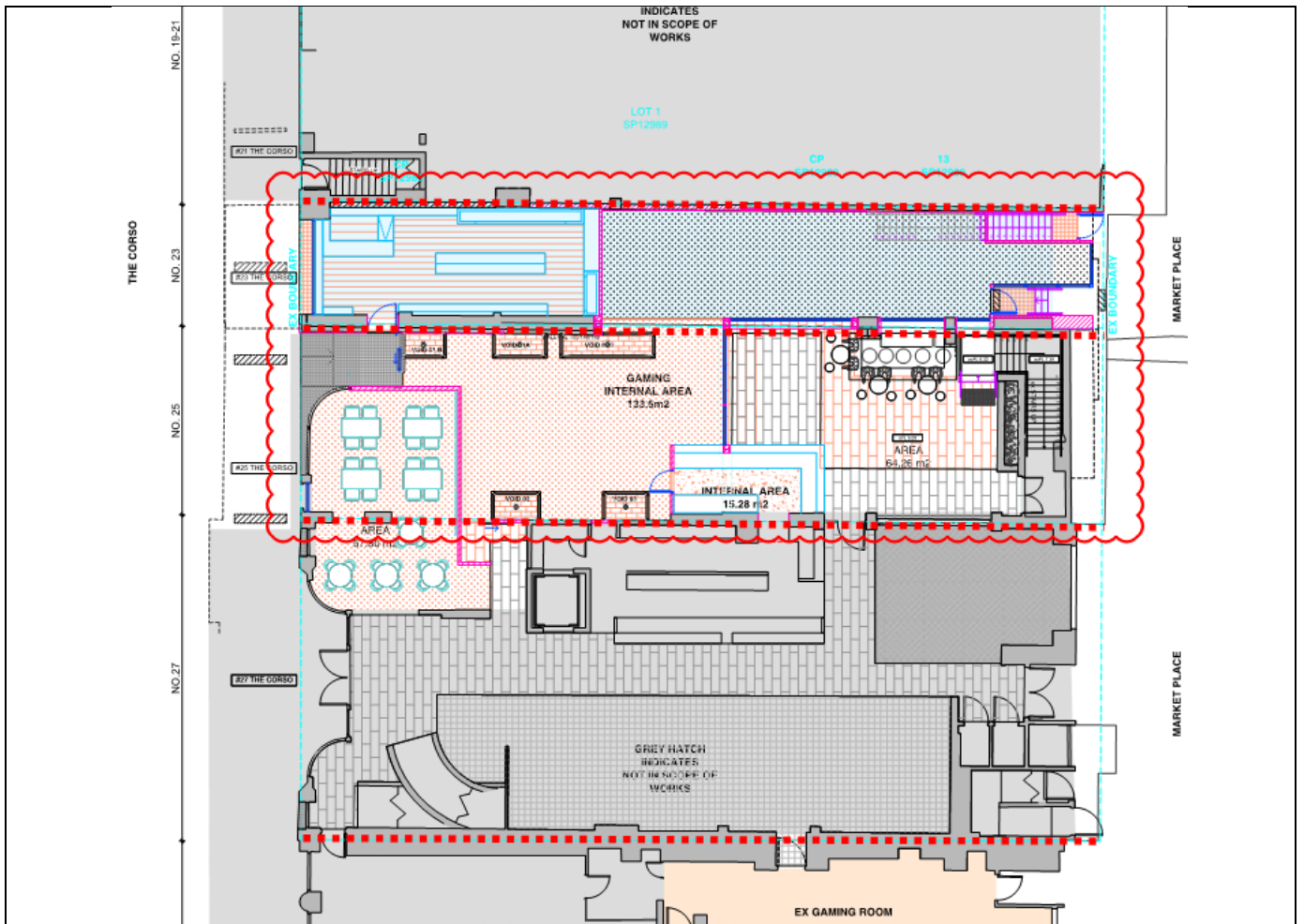


Figure 1: Current locations of boundaries (fire source features).



3.2 Summary of Fire Services Required

Summarised below are the BCA deemed to satisfy fire services required for the building:

- Fire hydrants are required to serve all areas and be provided in accordance with BCA E1.3 and AS 2419.1-2005.
- A fire hose reel system complying with BCA E1.4 and AS 2441-2005.
- Automatic smoke and fire detection to be provided throughout the building in accordance with Part E2 and BCA Specification E2.2a. and AS 1670.1-2018
- An emergency lighting system must be installed throughout the building in accordance with BCA E4.2 of the BCA and AS 2293.1-2018.
- Exit signs must be installed throughout the building in accordance with BCA E4.5 and AS 2293.1-2018.
- Signage to be provided exits in accordance with D2.23 and Clause 183 of *Environmental Planning & Assessment Regulation 2000*.

4.0 BCA ASSESSMENT SUMMARY

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

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
SPECIFICATION A1.1 FIRE PROTECTED TIMBER					
Specification A1.1 has been introduced to allow fire-protective timber construction utilising a non-combustible fire protective covering for buildings not exceeding 25m which are sprinkler protected.					
2.1 General requirements			X		Not applicable. No fire protected timber proposed.
2.2 Massive Timber			X		Not applicable. No fire protected timber proposed.
SECTION B STRUCTURE					
Part B1: Structural Provisions				X	<ul style="list-style-type: none"> ❖ Structural engineer to provide structural drawings/details and accompanying structural design certificate to demonstrate that all building elements will comply with Section B of the BCA. ❖ Glazing must comply with AS1288-2006 and AS2047-2014. ❖ Termite control must comply with AS3660.1-2000 where any primary building elements are timber. ❖ If the building is in a flood hazard area it is required to comply with BCA clause B1.6. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification (and structural details)</i></p>
SECTION C FIRE RESISTANCE					
Part C1 - Fire Resistance & Stability					
C1.1 Type of Construction Required				X	<p>Refer to Spec C1.1 and Attachment B for Schedule of FRLs for Type B Construction. These are to be certified by the architect and structural engineer as having been met, based on the proposed design.</p> <p>Please note that specification C1.1 also requires design compliance with the following:</p> <ol style="list-style-type: none"> 1. Fire isolated shafts are required to be enclosed at the top and bottom of the shaft with fire rated construction as per specification C1.1. This fire rating is required in two directions. 2. Internal lightweight walls to be fire rated, as well as non-load bearing lift, ventilating, pipe, garbage or similar shaft wall must be of non-combustible construction. 3. The walls to fire rated shafts must achieve the fire rating from both directions i.e. from inside and outside the shaft. 4. Roof: The roof of the building does not need an FRL, provided the roof covering is non-combustible (as per the concession in Clause 3.5 of Specification C1.1 of the BCA).





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>5. Floors: see clause C2.9. In addition floors require an FRL of 180/180/180.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification (and structural details)</i></p>
C1.2 Calculation of Rise In Storeys			X		Refer to Section 2.0 of this report for further details
C1.3 Buildings of Multiple Classifications			X		<p>Informational.</p> <p>In a building of multiple classifications, the type of construction required for the building is the most fire resisting Type resulting from the application of Table C1.1 on the basis that the classification applying to the top storey applies to all storeys.</p> <p>Separate requirements apply to a Class 4 building.</p>
C1.4 Mixed Types of Construction			X		Not applicable. Building will be Type A only
C1.5 Two Storey Class 2, 3 or 9c buildings			X		Not applicable. Not a two storey Class 2, 3 or 9c building.
C1.6 Class 4 Parts			X		Not applicable. No Class 4 Parts.
C1.7 Open Spectator Stands			X		Not applicable. No open spectator stands proposed.
C1.8 Lightweight Construction			X		<p>(a) Where it is proposed to use <i>lightweight construction</i> (within the meaning of the BCA) this must comply with Specification C1.8 if it is used in a wall system—</p> <ul style="list-style-type: none"> (i) that is required to have an FRL; or (ii) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non fire-isolated passageway or non fire-isolated ramp. <p>(b) If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if —</p> <ul style="list-style-type: none"> (i) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting; and (ii) the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Lightweight construction means construction which incorporates or comprises—</p> <ul style="list-style-type: none"> (a) sheet or board material, plaster, render, sprayed application, or other material similarly susceptible to damage by impact, pressure or abrasion; or (b) concrete and concrete products containing pumice, perlite, vermiculite, or other soft material similarly susceptible to damage by impact, pressure or abrasion; or (c) masonry having a width of less than 70 mm. </div>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C1.9 Non - combustible building elements			X		<p>(a) In a building <i>required</i> to be of Type A, the following building elements and their components must be <i>non-combustible</i>:</p> <ul style="list-style-type: none"> (i) External walls and <i>common walls</i>, including all components incorporated in them including the facade covering, framing and insulation. (ii) The flooring and floor framing of lift pits. (iii) <i>Non-loadbearing internal walls</i> where they are <i>required</i> to be <i>fire-resisting</i>. <p>(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 in—</p> <ul style="list-style-type: none"> (i) a building <i>required</i> to be of Type A construction; and <p>(c) A <i>loadbearing internal wall</i> and a <i>loadbearing fire wall</i>, including those that are part of a <i>loadbearing shaft</i>, must comply with Specification C1.1.</p> <p>(d) The requirements of (a) and (b) do not apply to gaskets, caulking, sealants, termite management systems, glass including laminated glass, thermal breaks associated with glazing systems, damp-proof courses.</p> <p>(e) The following materials may be used wherever a <i>non-combustible</i> material is <i>required</i>:</p> <ul style="list-style-type: none"> (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 <i>combustible</i> surface finish not exceeding 1 mm thickness and where the <i>Spread-of-Flame Index</i> of the product is not greater than 0. (vi) Sarking type materials that do not exceed 1mm in thickness and have a Flammability Index not greater than 5. (vii) Bonded laminated materials where— <ul style="list-style-type: none"> (A) each lamina, including any core, is <i>non-combustible</i>; and (B) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2mm; and





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(C) the <i>Spread-of-Flame Index</i> and the <i>Smoke-Developed Index</i> of the bonded laminated material as a whole do not exceed 0 and 3 respectively.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
C1.10 Fire Hazard Properties				X	<p>(a) The fire hazard properties of the following internal linings, materials and assemblies must comply with Specification C1.10 by way of test reports / certificates provided from a <i>registered testing authority</i> (within the meaning of the BCA):</p> <ul style="list-style-type: none"> (i) Floor linings and floor coverings. (ii) Wall linings and ceiling linings. (iii) Air-handling ductwork. (iv) Lift cars. (vi) Escalators, moving walkways and non required non fire isolated stairways or pedestrian ramps subject to Specification D1.12. (vii) Sarking type materials. (viii) Attachments to floors, ceilings, internal walls and the internal linings of external walls. (ix) Other materials including insulation materials other than sarking type materials. <p>(c) The requirements of (a) do not apply to a material or assembly if it is –</p> <ul style="list-style-type: none"> (i) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or (ii) a fire protective covering; or (iii) a timber framed window; or (iv) a solid timber handrail or skirting; or (v) a timber-faced door; or (vi) an electrical switch, socket-outlet, cover plate or the like; or (vii) a material used – <ul style="list-style-type: none"> (A) a roof insulating material applied in continuous contact with a substrate; or (B) an adhesive; or (C) a damp-proof course, flashing, caulking, sealing, ground moisture barrier or the like; or (viii) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or (ix) a clear or translucent roof light of glass fibre-reinforced polyester if –





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(A) the roof in which is is installed forms part of a single storey building required to be Type C construction; and</p> <p>(B) the material is used as part of the roof covering; and</p> <p>(C) it is no closer than 1.5m from another roof light of the same type; and</p> <p>(D) each roof light is not more than 14m² in area; and</p> <p>(E) the area of the roof lights per 70m² of roof surface is not more than 14m² in area; or</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
C1.11 Performance of External Walls in Fire			X		Not applicable. No tilt-up and pre-cast concrete proposed.
C1.12 ****			X		Clause deleted.
C1.13 Fire protected timber: concession			X		Not applicable. No fire protected timber is proposed.
C1.14 Ancillary elements			X		<p>An <i>ancillary element</i> must not be fixed, installed or attached to the internal parts or external face of an <i>external wall</i> that is <i>required</i> to be <i>non-combustible</i> unless it is one of the following:</p> <p>(a) An ancillary element that is non-combustible.</p> <p>(b) A gutter, downpipe or other plumbing fixture or fitting.</p> <p>(c) A flashing.</p> <p>(d) A grate or grill not more than 2m² in an area associated with a building service.</p> <p>(e) An electrical switch, socket outlet, cover plate or the like.</p> <p>(f) A light fitting.</p> <p>(g) A <i>required</i> sign.</p> <p>(h) A sign other than one provided under (a) or (g) that –</p> <p>(i) Achieves a group number 1 or 2; and</p> <p>(ii) Does not extend beyond one storey; and</p> <p>(iii) Does not extend beyond one fire compartment; and</p> <p>(iv) Is separated vertically from other signs permitted under (h) by at least 2 storeys.</p> <p>(i) An awning, sunshade, canopy , blind or shading hood other than one provided under (a) that –</p> <p>(i) Meets the requirements of Table 4 of Specification C1.10 as an internal element; and</p> <p>(ii) Serves a storey -</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					(A) At ground level; or (B) Immediately above a storey at ground level ; and (iii) Does not serve an exit, where it would render the exit unusable in a fire. (j) A part of a security, intercom or announcement system. (k) Wiring. (l) A paint, lacquer or similar finish, (m) A gasket, caulking, sealant or adhesive directly associated with (a) to (k). Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
Part C2 - Compartmentation & Separation					
C2.1 Application of Part			X		Informational. C2.2, C2.3 and C2.4 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system complying with Specification E1.5, an open-deck carpark or an open spectator stand.
C2.2 General Floor Area & Volume Limitations	X				The size of any fire compartment or atrium in a Class 5, 6, 7, 8 or 9 building must not exceed the relevant maximum floor area and maximum volume set out in Table C2.2 & C2.5, except as permitted in C2.3. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C2.3 Large Isolated Buildings			X		Not applicable. Not a large isolated building.
C2.4 Requirements for Open Space			X		Not applicable. Not a large isolated building.
C2.5 Class 9a & 9c Buildings			X		Not applicable. Not a Class 9a or 9c building.
C2.6 Vertical Separation of openings in external walls			X		Not applicable. Building is Type B construction.
C2.7 Separation by Fire Walls		X			(a) Construction – a fire wall must be constructed in accordance with the following: (i) The fire wall has the relevant FRL prescribed by Specification C1.1 for each of the adjoining parts, and if these are different, the greater FRL; except where Tables 3.9, 4.2 and 5.2 of Specification C1.1 permit a lower FRL on the carpark side. (ii) Any openings in the fire wall must not reduce the FRL required by Specification C1.1 for the fire wall, except



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>where permitted by the Deemed-to-Satisfy Provisions of Part C3.</p> <p>(iii) Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not pass through or cross the fire wall unless the required fire resisting performance of the fire wall is maintained.</p> <p>(b) Separation of buildings – a part of a building separated from the remainder of the building by a fire wall may be treated as a separate building for the DTS provisions of Sections C, D & E if it is constructed in accordance with (a) and the following:</p> <p>(i) The fire wall extends through all storeys and spaces in the nature of storeys that are common to that part and any adjoining part of the building.</p> <p>(ii) The fire wall is carried through to the underside of the roof covering.</p> <p>(iii) Where the roof of one of the adjoining parts is lower than the roof of the other part, the fire wall extends to the underside of –</p> <p>(A) The covering of the higher roof, or not less than 6m above the covering of the lower roof; or</p> <p>(B) The lower roof if it has an FRL not less than that of a fire wall and no openings closer than 3m to any wall above the lower roof; or</p> <p>(C) The lower roof if its covering is non combustible and the lower part has a sprinkler system (other than a FPAA101D or FPAA101H system complying with Specification E1.5.</p> <p>(c) Separation of fire compartments – a part of a building separated from the remainder of the building by a fire wall may be treated as a separate fire compartment if it is constructed in accordance with (a) and the fire wall extends to the underside of –</p> <p>(i) A floor having an FRL required for a fire wall; or</p> <p>(ii) The roof covering.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C2.8 Separation of Classifications in the same storey				X	<p>In a building containing different classifications located alongside one other in the same storey -</p> <p>(a) each building element in that storey must have the higher FRL prescribed in Specification C1.1 for that element for the classifications concerned; or</p> <p>(b) the parts must be separated in that storey by a fire wall having –</p> <p>(i) the higher FRL prescribed in Table 3or 4; or</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(ii) the FRL prescribed in Table 5, Specification C1.1, for that element for the Type of construction and classification concerned; or</p> <p>(c) where one part is a carpark complying with Table 3.9, 4.2 or 5.2 of Specification C1.1, the parts may be separated by a fire wall complying with the appropriate table.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
C2.9 Separation of Classifications in different storeys				X	<p>If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows –</p> <p>(a) Type A construction - the floor between the adjoining parts must have an FRL of not less than that prescribed in Specification C1.1 for the classification of the lower storey.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
C2.10 Separation of lifts shafts			X		Not applicable. No lifts proposed.
C2.11 Stairways and lifts in one shaft			X		Not applicable. No lifts proposed.
C2.12 Separation of Equipment				X	<p>Not applicable. The following equipment is not proposed.</p> <p>(i) lift motors and lift control panels or</p> <p>(ii) Emergency generators used to sustain emergency equipment operating in the emergency mode; or</p> <p>(iii) Central smoke control plant; or</p> <p>(iv) Boilers; or</p> <p>(v) A battery system installed in that building that has a total voltage of 12 volts or more and a storage capacity of 200kWh or more.</p>
C2.13 Electrical Supply			X		Not applicable. An electricity sub-station or a main switchboard is not proposed.
C2.14 Public corridors in Class 2 & 3 Buildings			X		Not applicable. No Class 2 or 3 parts proposed.
Part C3 - Protection of Openings					
C3.1 Application of Part			X		<p>Informational.</p> <p>(a) The DTS provisions of this Part do not apply to-</p> <p>(i) Control joints, weep holes and the like in external walls of masonry construction and joints between panels in external walls of pre-cast concrete panel construction if,</p>

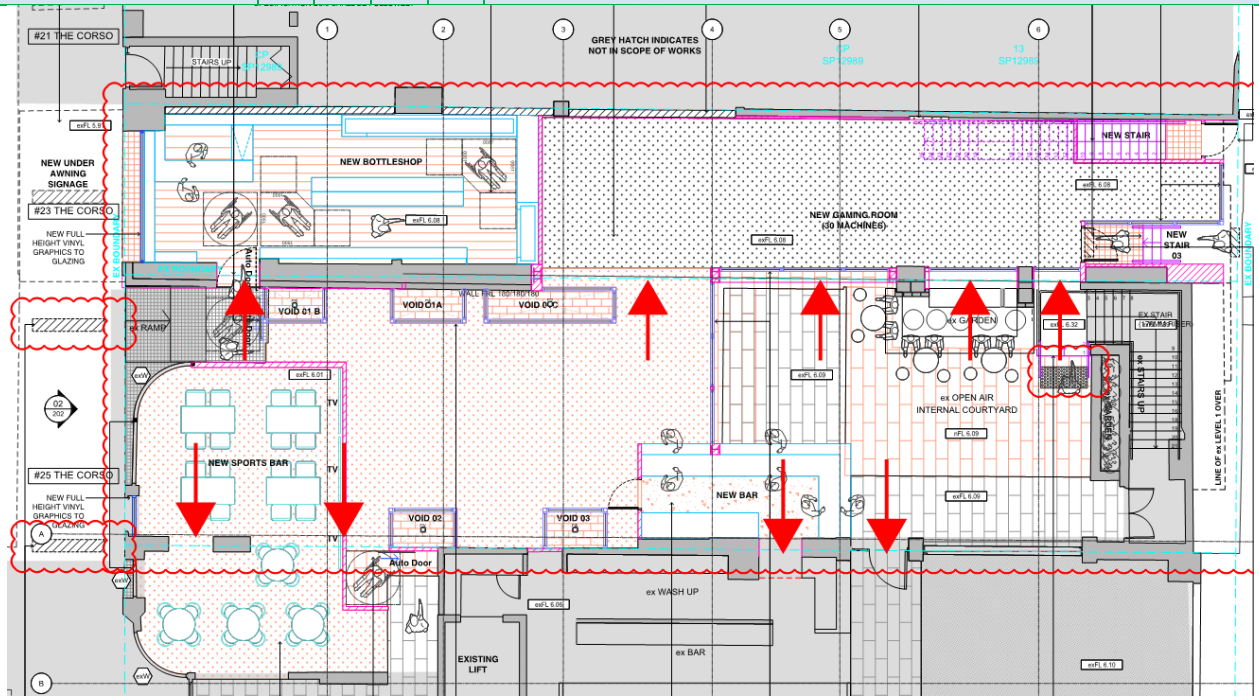




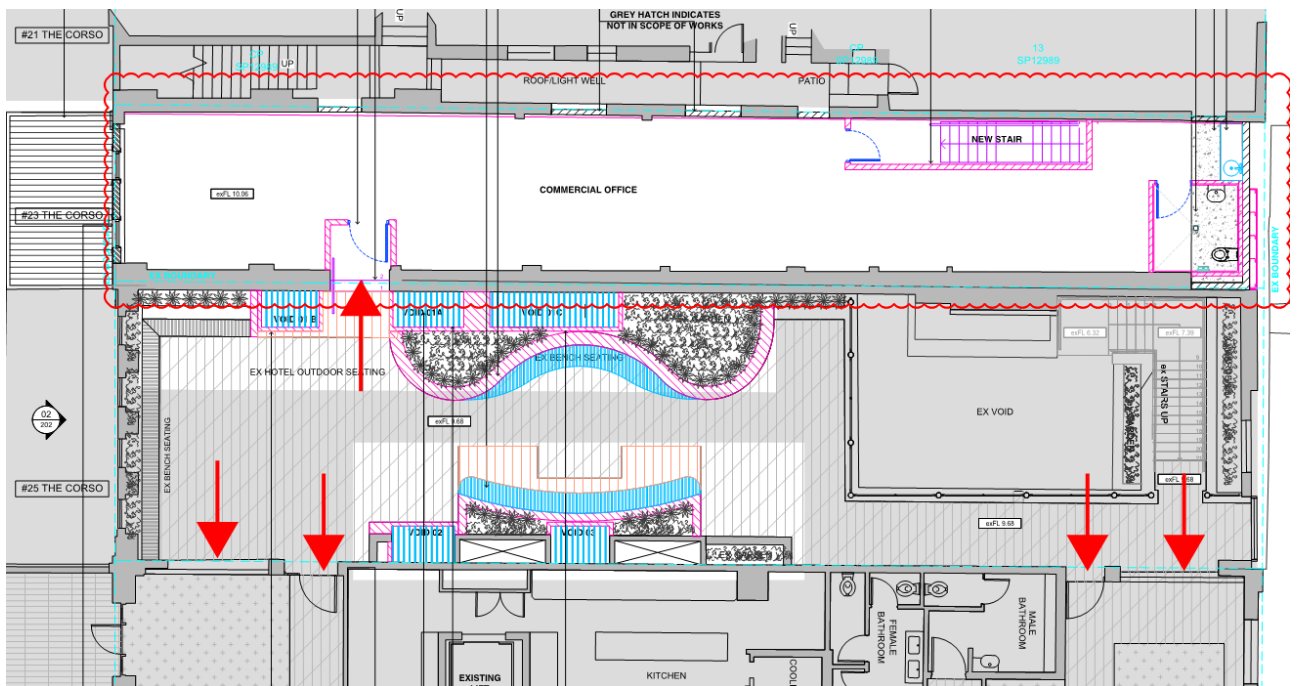
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>in all cases they are not larger than necessary for the purpose; and</p> <ul style="list-style-type: none"> (ii) Non-combustible ventilators for subfloor or cavity ventilation, if each does not exceed 45000m in face area and spaced not less than 2m from any other ventilator in the same wall; and (iii) Openings in the vertical plane formed between building elements at the construction edge or perimeter of a balcony or verandah, colonnade, terrace, or the like and (iv) In a carpark – <ul style="list-style-type: none"> (A) Service penetrations through; and (B) Openings formed by a vehicle ramp in, a floor other than a floor that separates a part not uses as a carpark, providing the connected floors comply as a single fire compartment for the purposes of all other requirements of the DTS provisions of Sections C, D & E. <p>(b) For the purposes of DTS provisions of this Part, openings in building elements required to be fire resisting include doorways, windows (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the required FRL.</p> <p>(c) For the purposes of the DTS provisions of this part, openings other than those covered under (a)(iii), between building elements such as columns, beams and the like, in the plane formed at the construction edge of the perimeter of the building, are deemed to openings in the external wall.</p>
C3.2 Protection of openings in external walls		X			<ul style="list-style-type: none"> (a) Openings in an external wall that is required to have an FRL must be protected in accordance with C3.4: <ul style="list-style-type: none"> (i) if the distance between the opening and the fire-source feature is less than 3 m from a side or rear boundary; or (ii) less than 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or (iii) less than 6 m from another building on the allotment that is not Class 10; <p>If wall wetting sprinklers are to be used they are to be located externally.</p> (b) if required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand. <p><u>DTS non-compliance</u></p> <p>The following existing and proposed openings in the walls at the allotment boundary are not protected in accordance with BCA Clause C3.4.</p> <p><i>It is recommended this is addressed by a Fire Engineered Performance Solution.</i></p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification



Ground Floor



First Floor

C3.3	Separation of external walls and associated			X	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C3.3, unless—
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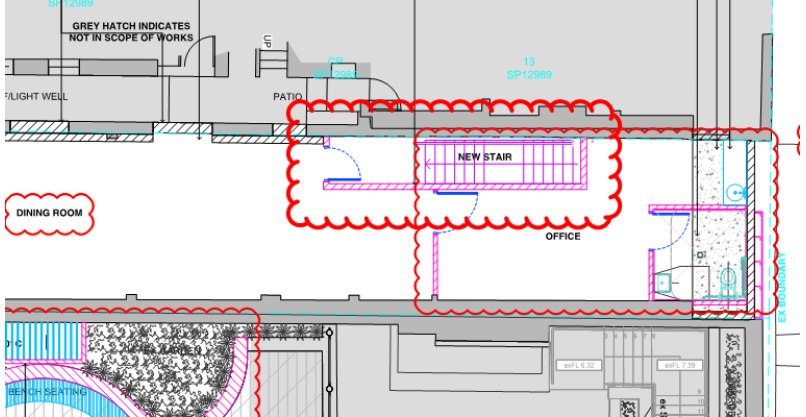
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
openings in different fire compartments					(a) those parts of each wall have an FRL not less than 60/60/60; and (b) any openings protected in accordance with C3.4. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
C3.4 Acceptable Methods of Protection			X		(a) Where protection is required to doorways and windows and other openings they must be protected as follows: (i) Doorways <ul style="list-style-type: none"> ❖ Internal or external wall wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or ❖ -/60/30 fire doors that are self-closing or automatic closing (ii) Windows <ul style="list-style-type: none"> ❖ Internal or external wall wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position or; ❖ -/60- fire windows that are automatic closing or permanently fixed in the closed position or ❖ -/60- automatic closing fire shutters. (iii) Other openings – <ul style="list-style-type: none"> ❖ Excluding voids – internal or external wall wetting sprinklers as appropriate or ❖ Construction having a FRL not less than -/60/-. (b) Fire doors, fire windows and fire shutters must comply with Specification C3.4.
C3.5 Doorways in Fire Walls			X		(a) The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed ½ the length of the fire wall, and each doorway must be protected by – (i) 2 fire doors or fire shutters, one on each (ii) side of the doorway, each of which has an FRL not less than ½ that required by Specification C1.1 for the fire wall except that each door or shutter must have an insulation level of at least 30; or (iii) A fire door on one side and a fire shutter on the other side of the doorway, each of which complies with (i); or (iv) A single fire door or fire shutter which has an FRL of not less than that required by Specification C1.1 for the fire wall except that each door or shutter must have an insulation level of at least 30. (b) A fire door or fire shutter required by (a)(i), (ii) or (iii) must be self-closing, or automatic closing in accordance with (c) & (d).





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(c) The automatic closing operation required by (b) must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with AS1670.1 and located on each side of the fire wall not more than 1.5m horizontal distance from the opening.</p> <p>(d) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D) complying with Specification E1.5, is installed in the building, activation of the system in either fire compartment separated by the fire wall must also initiate the automatic closing operation.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C3.6 Sliding Fire Doors			X		Not applicable. No sliding fire doors are proposed or required.
C3.7 Protection of Doorways in horizontal exits			X		Not applicable. No horizontal exits proposed or required.
C3.8 Openings in fire isolated exits				X	<p>(a) Doorways that open into fire-isolated stairways, fire-isolated passageways or fire isolated ramps, and are not doorways opening to a road or open space, must be protected by - /60/30 fire doors that are self-closing, or automatic closing in accordance with (b) and (c).</p> <p>(i) The automatic-closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with AS1670.1 and located on each side of the fire wall not more than 1.5m horizontal distance from the approach side of the doorway.</p> <p>(ii) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D) complying with Specification E1.5, is installed in the building, activation of the system in either fire compartment separated by the fire wall must also initiate the automatic closing operation.</p> <p>(b) A window in an external wall of a fire isolated stairway, fire isolated passageway or fire isolated ramp must be protected in accordance with C3.4 if it is within 6m of, and exposed to, a window or other opening in a wall of the same building, other than in the same fire-isolated enclosure.</p> <p>Stairway connecting Ground Level and Level 1 is designed to be fire-isolating.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					 <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>C3.9 Service Penetrations in fire-isolated exits</p>				X	<p>Fire-isolated exits must not be penetrated by any services other than –</p> <ul style="list-style-type: none"> (a) electrical wiring permitted by D2.7(e) to be installed in the exit; or (b) ducting associated with a pressurisation system if it – <ul style="list-style-type: none"> (i) is constructed of material having an FRL of not less than -/120/60 where it passes through any other part of the building; and (ii) Does not open into any other part of the building; or (c) Water supply pipes for fire services. <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>C3.10 Openings in Fire isolated lift shafts</p>			X		<p>Not applicable. No lift shafts proposed or required.</p>
<p>C3.11 Bounding Construction: Class 2, 3 buildings and Class 4 Parts.</p>			X		<p>Not applicable. No residential parts proposed.</p>
<p>C3.12 Openings in floors and ceilings for services</p>				X	<p>Where services pass through a floor which is required to achieve a FRL or a ceiling required to have a RISF, the service must be enclosed within a fire resisting shaft or fire protected in accordance with Clause C3.15.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>C3.13 Openings in Shafts</p>				X	<p>In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be fire protected in accordance with this clause.</p>

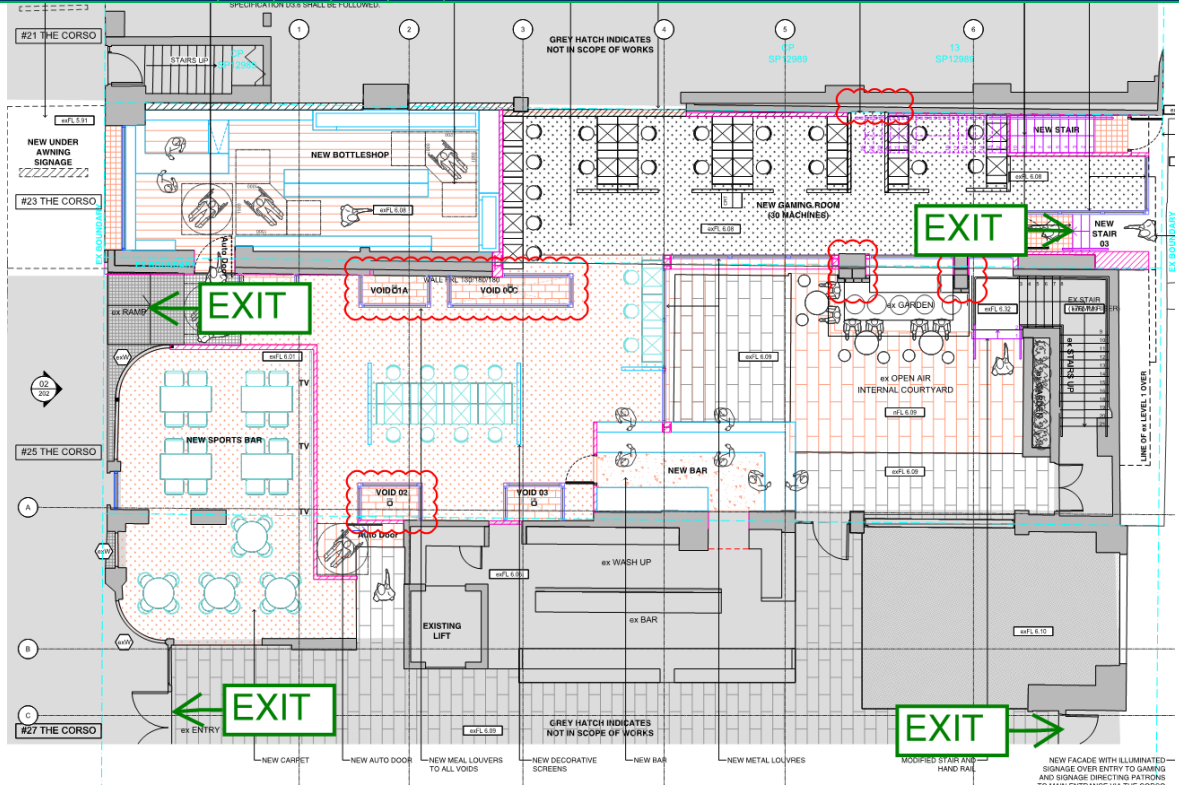




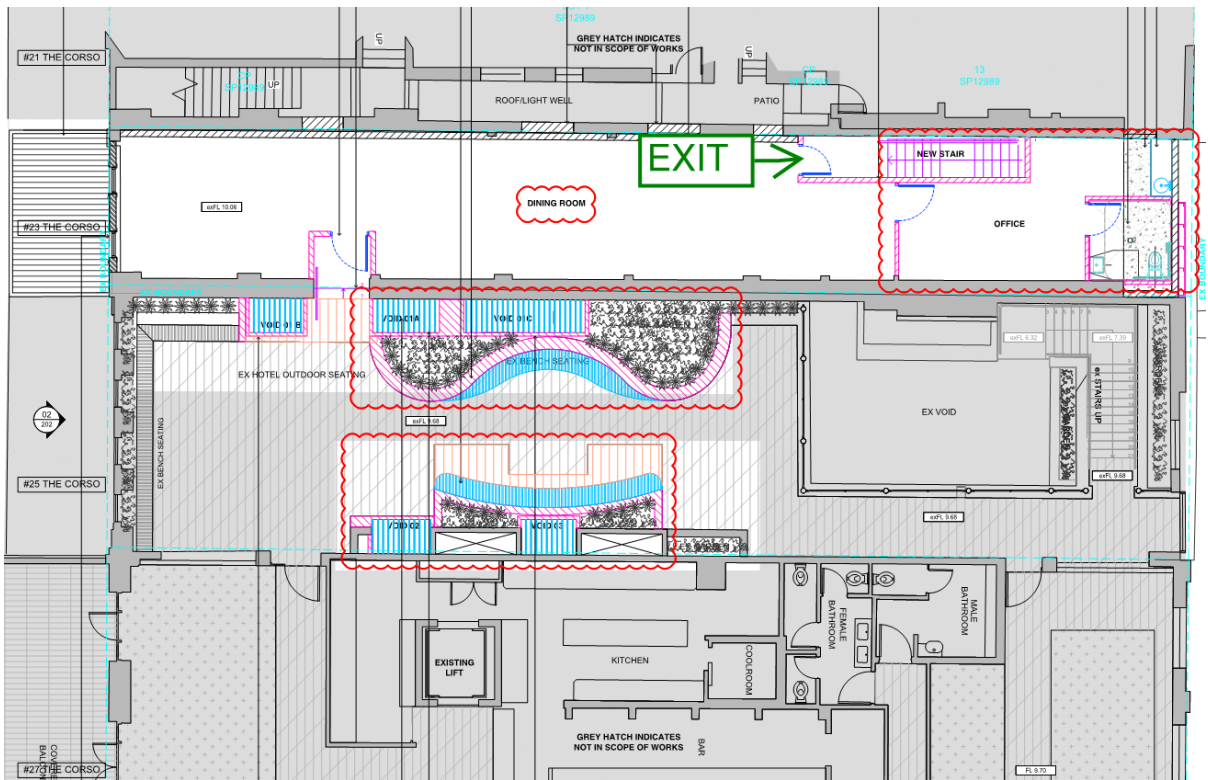
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C3.15 Openings for Service Installations				X	Where services pass through an element which is required to achieve a FRL (other than an external wall or roof), the service must be fire stopped by a tested system or Specification C3.15. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C3.16 Construction Joints				X	Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner identical with a prototype tested in accordance with AS 1530.4 to achieve the required FRL. The requirements above do not apply where joints, spaces and the like between fire protected timber elements are provided with cavity barriers in accordance with Specification C1.13. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C3.17 Columns protected in lightweight construction to achieve an FRL			X		Any column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire, must be installed using a method and materials identical with a prototype assembly of construction which has achieved the required FRL or resistance to the incipient spread of fire. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
SECTION D					
ACCESS & EGRESS					
Part D1 - Provision for Escape					
D1.1 Application of Part			X		Informational. The DTS provisions of this Part do not apply to the internal parts of a sole occupancy unit in a Class 2 or 3 building or Class 4 part of a building.
D1.2 Number of exits required	X				(a) All buildings — Every building must have at least one exit from each storey. (g) Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to— (i) an exit; or (ii) at least 2 exits, if 2 or more exits are required. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
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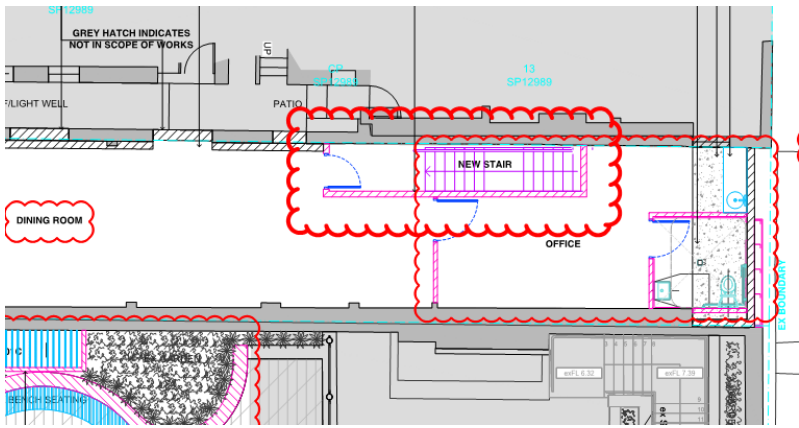


Ground Floor

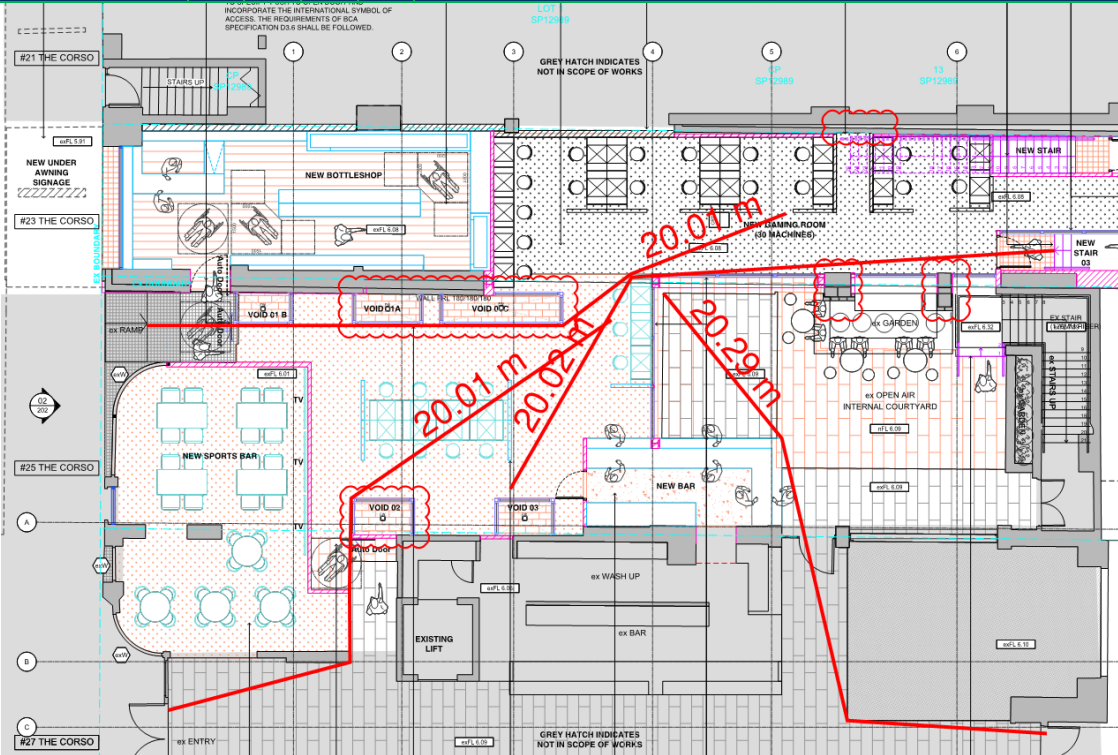


Level 1

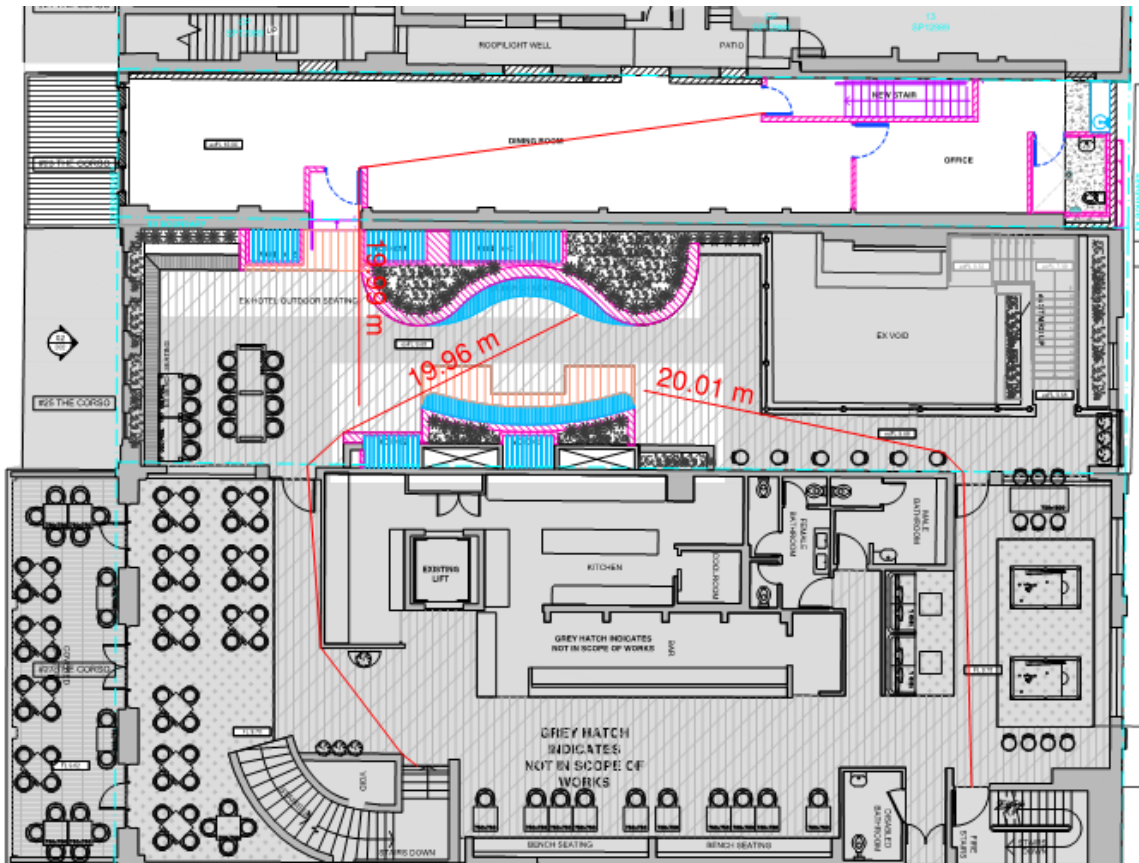


BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D1.3 When Fire Isolated exits are required				X	<p>(b) Class 5, 6, 7, 8 or 9 buildings — Every stairway or ramp serving as a required exit must be fire-isolated unless—</p> <p>(iii) in any other case, it connects, passes through or passes by not more than 2 consecutive storeys and one extra storey of any classification may be included if—</p> <p>(A) the building has a sprinkler system (other than a FPAA101D system) complying with Specification E1.5 installed throughout; or</p> <p>(B) the required exit does not provide access to or egress for, and is separated from, the extra storey by construction having—</p> <p>(aa) an FRL of –/60/60, if non-loadbearing; and</p> <p>(bb) an FRL of 90/90/90 for Type A construction or 60/60/60 for Type B or C construction, if loadbearing; and</p> <p>(cc) no opening that could permit the passage of fire or smoke.</p> <p>The proposed stairway connecting Ground Floor and Level 1 is not required to be fire-isolated.</p>  <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D1.4 Exit Travel Distances	X				<p>(c) Class 5, 6, 7, 8 or 9 buildings — Subject to (d), (e) and (f)—</p> <p>(i) no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m; and</p> <p>(ii) in a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m.</p> <p>Ground floor & Level 01 complies.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>

BCA DEEMED-TO-SATISFY PROVISION	Compliance Required NA or Informational DOES NOT COMPLY	COMMENTS
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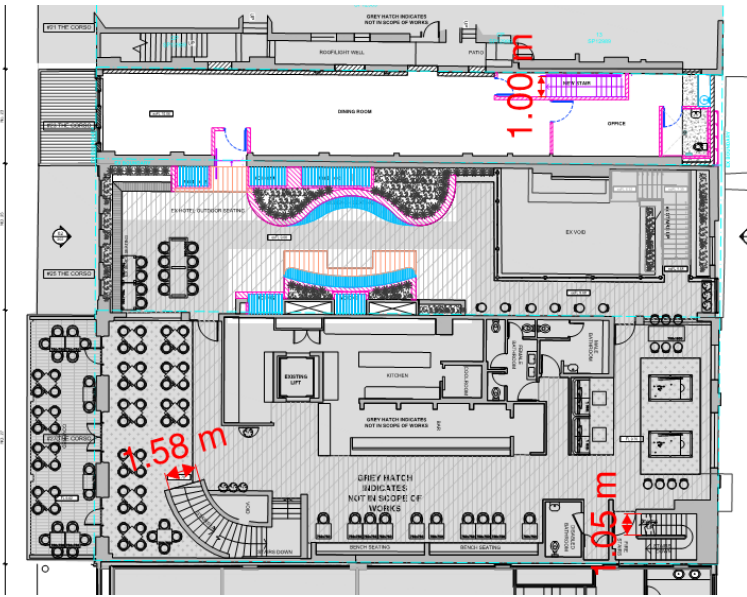
Ground Floor



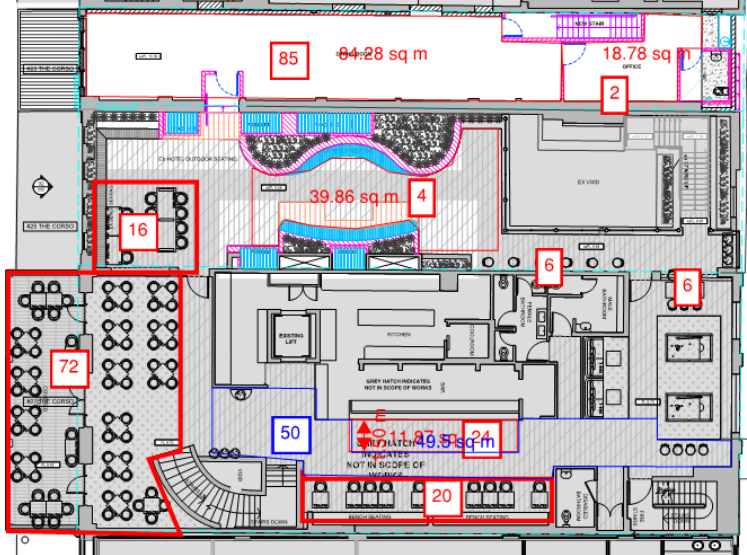


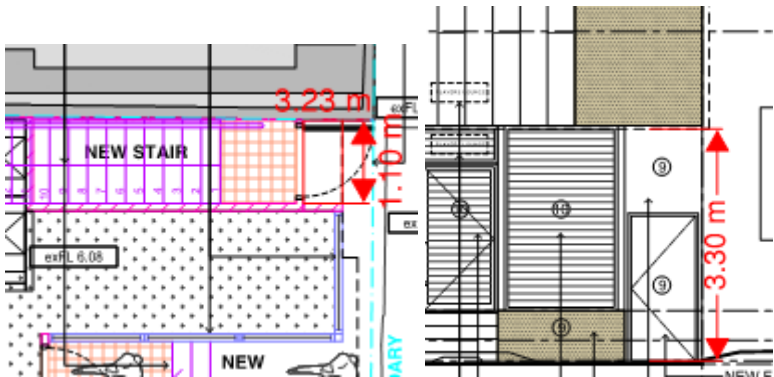
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Level 1					
D1.5 Distance Between Alternative Exits	X				<p>Exits that are required as alternative means of egress must be—</p> <ul style="list-style-type: none"> (a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and (b) not less than 9 m apart; and (c) not more than— <ul style="list-style-type: none"> (iii) in all other cases — 60 m apart; and (d) located so that alternative paths of travel do not converge such that they become less than 6 m apart.
D1.6 Dimensions of Exits and paths of Travel to Exits				X	<p>In a required exit or path of travel to an exit—</p> <ul style="list-style-type: none"> (a) the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and (b) the unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than— <ul style="list-style-type: none"> (i) 1 m; or (ii) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area or ward area; and (c) if the storey or mezzanine accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width, except for doorways, must be not less than— <ul style="list-style-type: none"> (i) 1 m plus 250 mm for each 25 persons (or part) in excess of 100; or (ii) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area or ward area; and (d) if the storey or mezzanine accommodates more than 200 persons, the aggregate unobstructed width, except for doorways, must be increased to— <ul style="list-style-type: none"> (i) 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or (ii) in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200; and (f) the unobstructed width of a doorway must be not less than— <ul style="list-style-type: none"> (iii) the unobstructed width of each exit provided to comply (v) in any other case except where it opens to a sanitary compartment or bathroom — 750 mm wide; and



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(g) the unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with (b)(ii) or (f)(i); and</p> <p>(h) the required width of a stairway or ramp must—</p> <ul style="list-style-type: none"> (i) be measured clear of all obstructions such as handrails, projecting parts of balustrades or other barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosings of the treads or the floor surface of the ramp or landing. <p>(i) to determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D1.13;</p>
					 <p>The aggregate egress width permits a total of 380 persons to occupy Level 1. D1.13 assessment calculates the expected occupant numbers to be 285. Building complies.</p>



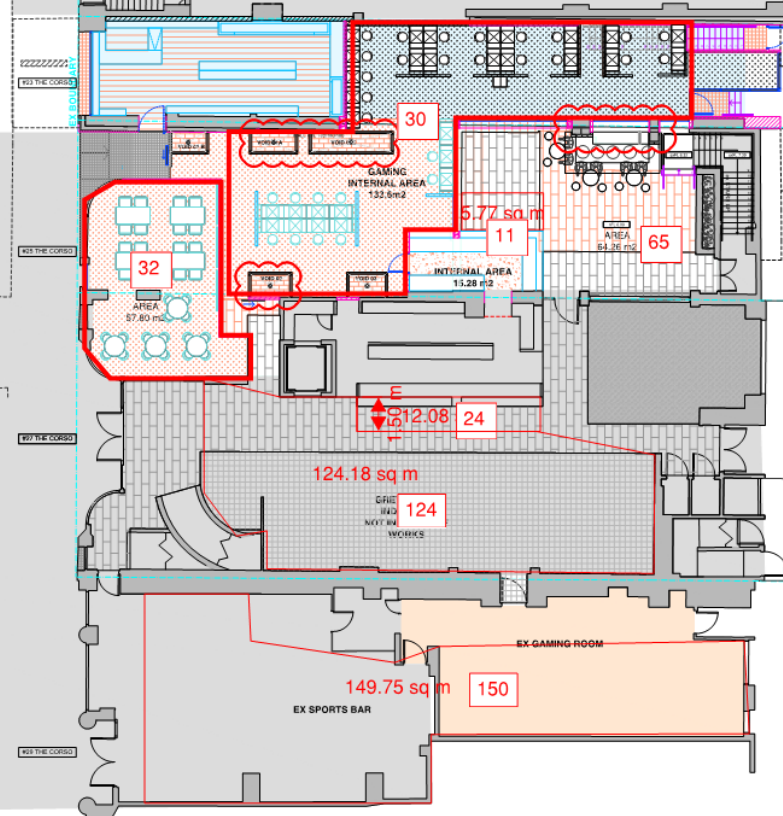
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					 <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D1.7 Travel via Fire Isolated Stairs	X				<p>(a) A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from—</p> <ul style="list-style-type: none"> (i) a public corridor, public lobby or the like; or (ii) a sole-occupancy unit occupying all of a storey; or (iii) a sanitary compartment, airlock or the like. <p>(b) Each fire-isolated stairway or fire-isolated ramp must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway—</p> <ul style="list-style-type: none"> (i) to a road or open space; or (ii) to a point— <ul style="list-style-type: none"> (A) in a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter; and (B) from which an unimpeded path of travel, not further than 20 m, is available to a road or open space; or (iii) into a covered area that— <ul style="list-style-type: none"> (A) adjoins a road or open space; (B) and is open for at least 1/3 of its perimeter; and (C) has an unobstructed clear height throughout, including the perimeter openings, of not less than 3 m; and (D) provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6 m.

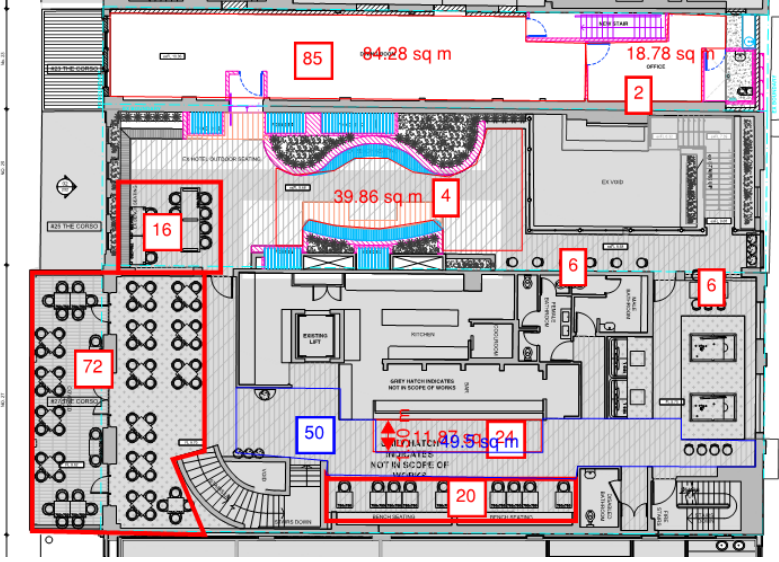
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(c) Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have—</p> <ul style="list-style-type: none"> (i) an FRL of not less than 60/60/60; and (ii) any openings protected internally in accordance with C3.4, <p>for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.</p> <p>(d) If more than 2 access doorways, not from a sanitary compartment or the like, open to a required fire-isolated exit in the same storey—</p> <ul style="list-style-type: none"> (i) a smoke lobby in accordance with D2.6 must be provided; or (ii) the exit must be pressurised in accordance with AS/NZS 1668.1. <p>Assessment of discharge into a covered space.</p>  <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D1.8 External Stairways or ramps in lieu of Fire Isolated Stairs			X		Not applicable. No external stairways proposed in lieu of fire-isolated stairways.
D1.9 Travel by non-fire-isolated stairs	X				<ul style="list-style-type: none"> (a) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. (c) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(e) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than—</p> <p>(i) 20 m from a doorway providing egress to a road or open space or from a fire isolated passageway leading to a road or open space; or</p> <p>(ii) 40 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D1.10 Discharge from Exits				X	<p>(a) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it.</p> <p>(b) If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than—</p> <p>(i) the minimum width of the required exit;</p> <p>(ii) or 1 m,</p> <p>whichever is the greater.</p> <p>(c) If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by—</p> <p>(i) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D3; or</p> <p>(ii) except if the exit is from a Class 9a building, a stairway complying with the Deemed-to-Satisfy Provisions of the BCA.</p> <p>(d) The discharge point of alternative exits must be located as far apart as practical.</p> <p>(g) The number of persons accommodated must be calculated according to D1.13.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D1.11 Horizontal Exits			X		Not applicable. No horizontal exits proposed or required.
D1.12 Non-required stairways, ramps or escalators			X		Not applicable. No escalator, moving walkway, non-required non-fire-isolated stairway or pedestrian ramp are proposed.
D1.13 Number of Persons Accommodated			X		<p>Informational.</p> <p>For the purpose of the Deemed-to-Satisfy provisions, the number of persons accommodated in a storey, room or mezzanine must be</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Note NSW Table D1.13 Area per person according to use					<p>determined with consideration to the purpose for which it is used and the layout of the floor area by—</p> <ul style="list-style-type: none"> (a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D1.13 according to the use of that part, excluding spaces set aside for— <ul style="list-style-type: none"> (i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and (ii) service ducts and the like, sanitary compartments or other ancillary uses; or (b) reference to the seating capacity in an assembly building or room; or (c) any other suitable means of assessing its capacity. <p>Ground floor =404 occupants 1st Floor = 285 occupants 2nd Floor = unknown Total = approximate 700 occupants.</p>  <p style="text-align: center;">Ground Floor</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					 <p style="text-align: center;">First Floor</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D1.14 Measurement of Distances			X	Informational.	<p>The nearest part of an exit means in the case of—</p> <ul style="list-style-type: none"> (a) a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access to them; and (b) a non-fire-isolated stairway, the nearest part of the nearest riser; and (c) a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey; and (d) a doorway opening to a road or open space, the nearest part of the doorway; and (e) a horizontal exit, the nearest part of the doorway. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D1.15 Method of Measurement			X	Informational.	<p>The following rules apply:</p> <ul style="list-style-type: none"> (a) In the case of a room that is not a sole occupancy unit in a Class 2 or 3 building or Class 4 part of a building, the distance includes the straight-line measurement from any point of the floor of the room to the nearest part of the doorway leading from it, together with the distance from the part of the doorway to the single required exit or point from which travel in different directions to 2 required exits is available.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(b) Subject to (d), the distance from the doorway of a sole occupancy unit in a Class 2 or 3 building is measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to 2 required exits is available.</p> <p>(c) Subject to (d), the distance between exits is measured in a straight line between the nearest parts of those exits.</p> <p>(d) Only the shortest distance is taken along a corridor, hallway, external balcony or other path of travel that curves or changes direction.</p> <p>(e) If more than one corridor, hallway, or other internal path of travel connects required exits, for the purposes of D1.5(c) the measurement is along the path of travel through the point at which travel in different directions to those exits is available, as determined in accordance with D1.4.</p> <p>(f) If a wall (including a demountable internal wall) that does not bound –</p> <p>(i) A room; or</p> <p>(ii) A corridor, hallway or the like, causes a change in direction in proceeding to a required exit, the distance is measured along the path of travel past the wall.</p> <p>(iii) If permanent fixed seating is provided, the distance is measured along the path of travel between the rows of seats.</p> <p>(iv) In the case of a non-fire isolated stairway or non-fire isolated ramp, the distance is measured along a line connecting the nosings of the treads, along the slope of the ramp, together with the distance connecting those lines across any intermediate landing.</p>
D1.16 Plant Rooms and lift Motor Rooms: Concession			X		Not applicable. No plant proposed.
D1.17 Access to lift pits			X		Not applicable .No lift proposed.
Part D2 - Construction of Exits					
D2.1 Application of Part			X		Except for D2.13, D2.14 (a), D2.16, D2.17(d), D2.17(e) and D2.18, the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of the Class 2 sole-occupancy units. Note NSW D2.1 (entertainment venues)
D2.2 Fire-Isolated stairways and ramps				X	A stairway or ramp (including any landings) that is required to be in a fire resisting shaft must be constructed –
					<p>(a) Of non-combustible materials; and</p> <p>(b) So that if there is local failure it will not cause structural damage to or impair the fire resistance of the shaft.</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification (and structural details)</i>
D2.3 Non-fire Isolated stairways and ramps				X	<p>In a building having a rise in storeys of more than 2, required stairs and ramps (including any landings and any supporting building elements) which are not required to be within a fire resisting shaft, must be constructed according to D2.2, or only of -</p> <ul style="list-style-type: none"> (a) reinforced or prestressed concrete; or (b) steel in no part less than 6 mm thick; or (c) timber that— <ul style="list-style-type: none"> (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m³ at a moisture content of 12%; and (iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue". <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.4 Separation of Rising and Descending Stairs			X		Not applicable. No rising stairway.
D2.5 Open Access ramps and balconies			X		Not applicable. No open access ramps or balconies provided to meet the smoke hazard management requirements proposed or required.
D2.6 Smoke Lobbies			X		Not applicable. No smoke lobbies required by D1.7 proposed.
D2.7 Installations in Exits and Paths of Travel				X	<ul style="list-style-type: none"> (a) Access to service shafts and services other than to fire-fighting or detection equipment as permitted in the Deemed-to-Satisfy Provisions of Section E, must not be provided from a fire-isolated stairway. (b) An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit. (c) Gas or other fuel services must not be installed in a required exit (d) Services or equipment comprising – <ul style="list-style-type: none"> (i) Electricity meters, distribution boards or cuts; or (ii) Central telecommunications distribution boards or equipment; or (iii) Electrical motors or other motors service equipment in the building,





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>May be installed in –</p> <ul style="list-style-type: none"> (i) A required exit, except for fire-isolated exits specified in (a); or (ii) In any corridor, hallway, lobby or the like leading to a required exit, <p>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</p> <ul style="list-style-type: none"> (e) Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with; <ul style="list-style-type: none"> (i) A lighting, detection, or pressurization system serving the exit; or (ii) A security, surveillance or management system serving the exit; or (iii) An intercommunication system or an audible or visual alarm system in accordance with D2.22; or (iv) The monitoring of hydrant or sprinkler isolating valves. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.8 Enclosure of Space Under Stairs and ramps			X		Not applicable. No enclosure under stairways.
D2.9 Width of Stairs			X		Not applicable. Stairways are not required to be more than 2m.
D2.10 Pedestrian Ramps			X		Not applicable. No pedestrian ramps proposed.
D2.11 Fire-Isolated Passageways			X		Not applicable. No fire-isolated passageway proposed.
D2.12 Roof as Open Space			X		Not applicable. No discharge onto a roof proposed.
D2.13 Goings & Risers				X	<ul style="list-style-type: none"> (a) A stairway must have— <ul style="list-style-type: none"> (i) not more than 18 and not less than 2 risers in each flight; and (ii) going (G), riser (R) and quantity (2R + G) in accordance with Table D2.13, except as permitted by (b) and (c); and (iii) constant goings and risers throughout each flight, except as permitted by (b) and (c), and the dimensions of goings (G) and risers (R) in accordance with (a)(ii) are considered constant if the variation between— <ul style="list-style-type: none"> (A) adjacent risers, or between adjacent goings, is no greater than 5 mm; and





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(B) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm; and</p> <p>(iv) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and</p> <p>(v) treads which have—</p> <p>(A) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; or</p> <p>(B) a nosing strip with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; and</p> <p>(vi) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys; and</p> <p>(c) Where a stairway discharges to a sloping public walkway or public road—</p> <p>(i) the riser (R) may be reduced to account for the slope of the walkway or road; and</p> <p>(ii) the quantity (2R+G) may vary at that location.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.14 Landings				X	<p>In a stairway</p> <p>(a) Landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must –</p> <p>(i) Be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and</p> <p>(ii) Have –</p> <p>(A) A surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS4586; or</p> <p>(B) A strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS4586, where the edge leads to a flight below; and</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.15 Thresholds				X	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(c) in a building required to be accessible by Part D3, the doorway—</p> <p>(i) opens to a road or open space; and</p> <p>(ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or</p> <p>(e) in other cases—</p> <p>(i) the doorway opens to a road or open space, external stair landing or external balcony; and</p> <p>(ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D2.16 Balustrades and other Barriers Note NSW D2.16			X		Not applicable. No balustrades proposed or required.
D2.17 Handrails				X	<p>(a) Except for handrails referred to in D2.18, handrails must be—</p> <p>(i) located along at least one side of the ramp or flight; and</p> <p>(iii) located along each side if the total width of the stairway or ramp is 2 m or more; and</p> <p>(iv) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and</p> <p>(v) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and</p> <p>(vi) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B).</p> <p>(c) Handrails required to assist people with a disability must be provided in accordance with D3.3.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</p>
D2.18 Fixed Platforms, walkways and ladders			X		Not applicable. No fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply with AS1657 proposed or required.
D2.19 Doorways & Doors				X	<p>(b) A doorway serving as a required exit or forming part of a required exit –</p> <p>(i) Must not be fitted with a revolving door; and</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<ul style="list-style-type: none"> (ii) Must not be fitted with a roller shutter or tilt-up door unless – <ul style="list-style-type: none"> (A) It serves a Class 6, 7 or 8 building or part with a floor area not more than 200m²; and (B) The doorway is the only required exit from the building or part; and (C) It is held in the open position while the building or part is lawfully occupied; and (iii) Must not be fitted with a sliding door unless – <ul style="list-style-type: none"> (A) It leads directly to a road or open space; and (B) The door is able to be opened manually under a force of not more than 110 N; and (iv) If fitted with a door which is power-operated – <ul style="list-style-type: none"> (A) It must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (B) If it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. (c) A power-operated door in a path of travel to a required exit must be able to open manually under a force of not more than 110 N if there is a malfunction or failure of the power source. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
D2.20 Swinging Doors				X	<p>A swinging door in a required exit or forming part of a required exit –</p> <ul style="list-style-type: none"> (a) Must not encroach – <ul style="list-style-type: none"> (i) At any part of its swing by more than 500mm of the require width (including any landings) of a required – <ul style="list-style-type: none"> (A) Stairway; or (B) Ramp; or (C) Passageway, <p>If it is likely to impede the path of travel of the people already using the exit; and</p> (ii) When fully open, by more than 100 mm on the required width of the required exit, and <p>The measurement of encroachment in each case is to include door handles or other furniture or attachments to the door; and</p> (b) Must swing in the direction of egress unless <ul style="list-style-type: none"> (i) It serves a building part with a floor area not more than 200m², it is the only required exit from the building part





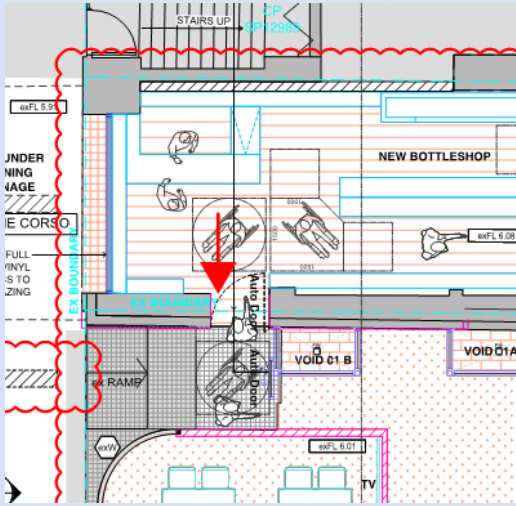
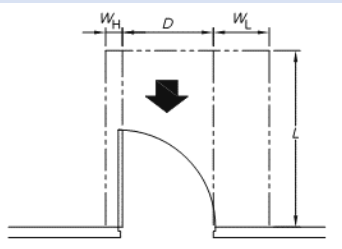
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>and it is fitted with a device for holding it in the open position; or</p> <p>(ii) It serves a sanitary compartment or airlock (in which case it may swing in either direction; and</p> <p>(c) Must not otherwise impede the path or direction of egress.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
D2.21 Operation of Latch				X	<p>(a) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress by –</p> <p>(i) A single hand downward action or pushing action on a single device which is located between 900mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 –</p> <p>(A) 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>(B) have a clearance between the handle and the back plate or door face at the center grip section of the handle of not less than 35mm and not more than 45mm; or</p> <p>(ii) a single hand pushing action on a single device which is located between 900mm and 1.2m from the door; and</p> <p>(iii) where the latch operation device referred to in (ii) is not located on the door leaf itself –</p> <p>(A) manual controls to power operated doors must be at least 25mm wide, proud of the surrounding surface and located –</p> <p>(aa) not less than 500mm from an internal corner; and</p> <p>(bb) for a hinged door, between 1m and 2m from the door leaf in any position; and</p> <p>(cc) for a sliding door, within 2m of the doorway and clear of a surface mounted door in the open position.</p> <p>(B) Braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.</p> <p>(iii) Serves –</p> <p>(D) By hand by a person or persons, specifically nominated by the owner, properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully</p>

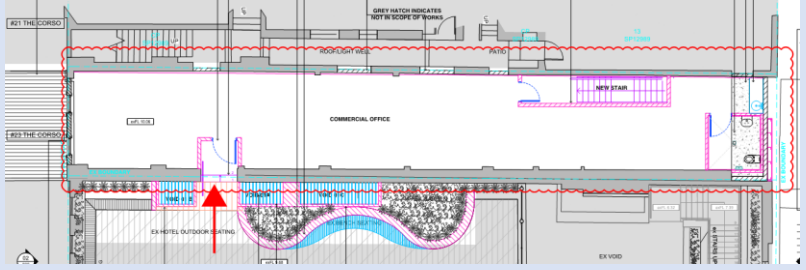




BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>occupied so that persons in the building or part may immediately escape if there is a fire; or</p> <p>(iv) Is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification E1.5, or smoke , or any other detector system deemed suitable in accordance with AS1670.1 installed throughout the building, and is readily operable when unlocked; or</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.22 Re-entry from Fire isolated exits			X		<p>Not applicable. Proposed is not a</p> <p>(i) In a Class 9a health care building.</p> <p>(ii) In a Class 9c building.</p> <p>(iii) In a fire-isolated exit serving any storey above an effective height of 25m, throughout the exit.</p>
D2.23 Signs on Doors				X	<p>(a) A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to—</p> <p>(i) a required—</p> <p>(A) fire door providing direct access to a fire-isolated exit,</p> <p>(ii) a—</p> <p>(C) door leading from a fire isolated exit to a road or open space, on each side of the door.</p> <p>(b) A sign referred to in (a) must be in capital letters not less than 20 mm high in a colour contrasting with the background and state—</p> <p>(i) for an automatic door held open by an automatic hold-open device—</p> <p>“FIRE SAFETY DOOR—DO NOT OBSTRUCT”; or</p> <p>(ii) for a self-closing door—</p> <p>“FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN”; or</p> <p>(iii) for a door discharging from a fire-isolated exit—</p> <p>“FIRE SAFETY DOOR—DO NOT OBSTRUCT”.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.24 Protection of openable windows			X		<p>Not applicable. Not a Class 2, 3 or 9b building.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS																				
D2.25 Timber stairways concession			X		Not applicable. Timber stairway is not proposed.																				
Part D3 - Access for People with Disabilities																									
D3.1 General building access requirements		X			<p>Extent of access for people with disabilities required depending upon the building classification, and the features required by AS 1428.1-2009.</p> <p>DTS non-compliance</p> <ul style="list-style-type: none"> Ground Floor - The doorway serving the “New Bottleshop” is not provided with circulation space at the doorway in accordance with Figure 31(h), which does not comply with 13.3 of AS 1428.1-2009.   <table border="1" data-bbox="707 1552 1050 1686"> <thead> <tr> <th>Dimension D</th> <th>Dimension L</th> <th>Dimension WH</th> <th>Dimension WL</th> </tr> </thead> <tbody> <tr> <td>850</td> <td>1450</td> <td>110</td> <td>530</td> </tr> <tr> <td>900</td> <td>1450</td> <td>110</td> <td>530</td> </tr> <tr> <td>950</td> <td>1450</td> <td>110</td> <td>530</td> </tr> <tr> <td>1000</td> <td>1450</td> <td>110</td> <td>530</td> </tr> </tbody> </table> <p>(h) Front approach, door opens towards user</p> <p>This can be addressed by a Performance Solution.</p> <ul style="list-style-type: none"> First Floor – No access for people with a disability is provided to the Commercial Space as the area is only accessible by a stairway. 	Dimension D	Dimension L	Dimension WH	Dimension WL	850	1450	110	530	900	1450	110	530	950	1450	110	530	1000	1450	110	530
Dimension D	Dimension L	Dimension WH	Dimension WL																						
850	1450	110	530																						
900	1450	110	530																						
950	1450	110	530																						
1000	1450	110	530																						
<p>6.1 General</p>																									

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p><i>A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or other impediment.</i></p>  <p><i>This can be addressed by a Performance Solution.</i></p>
D3.2 Access to buildings			X		<p>(a) An accessway must be provided to a building required to be accessible—</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. <p>(b) In a building required to be accessible, an accessway must be provided through 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 floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	Informational DOES NOT COMPLY	NA or	Compliance Required	COMMENTS
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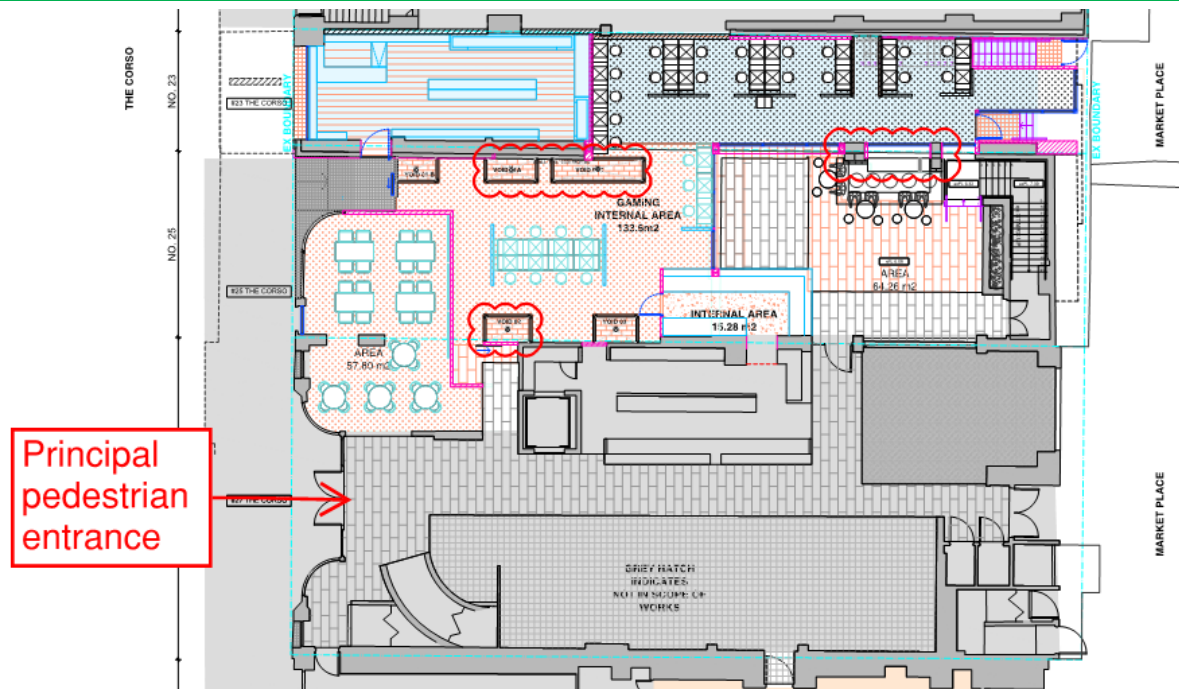
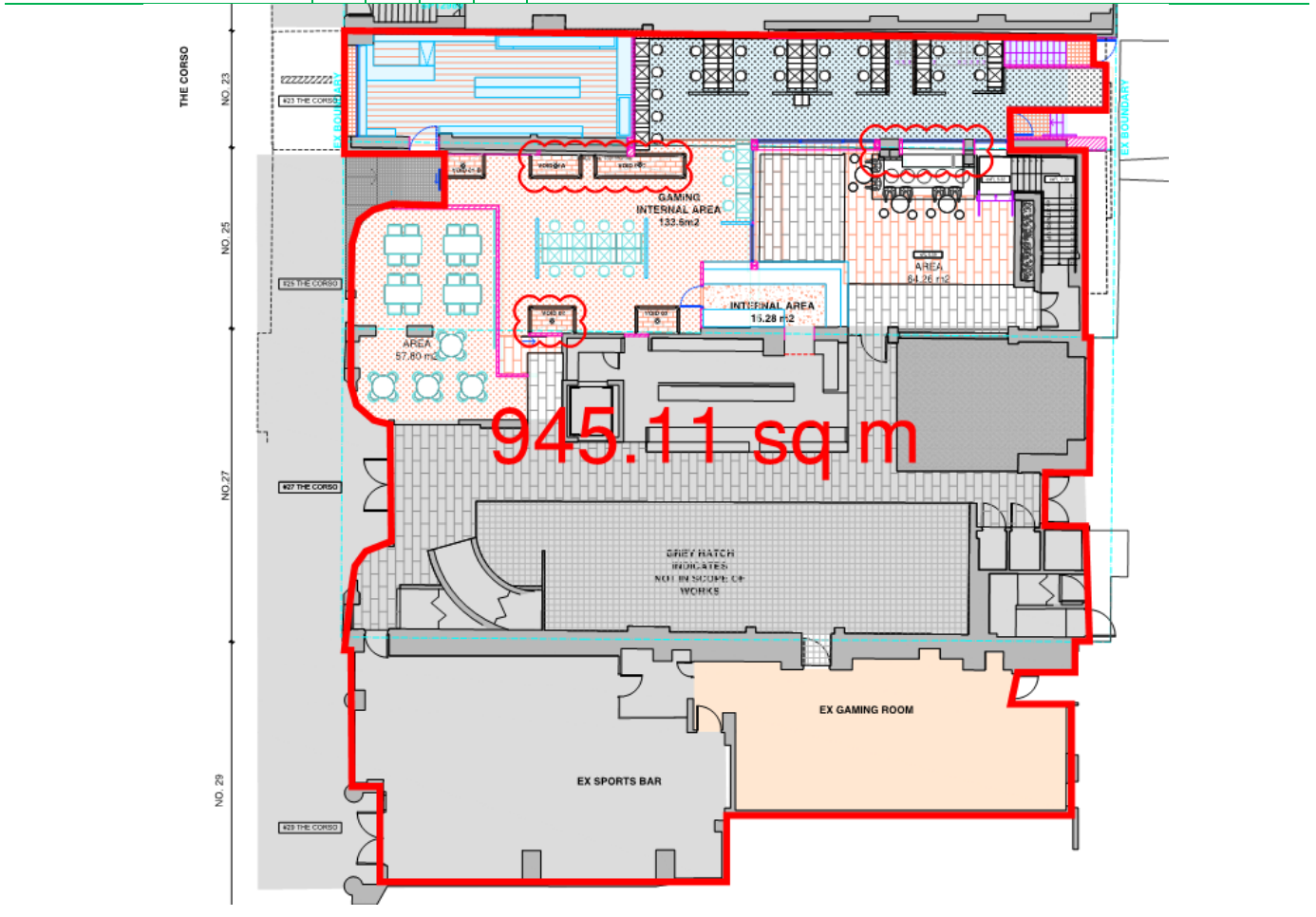


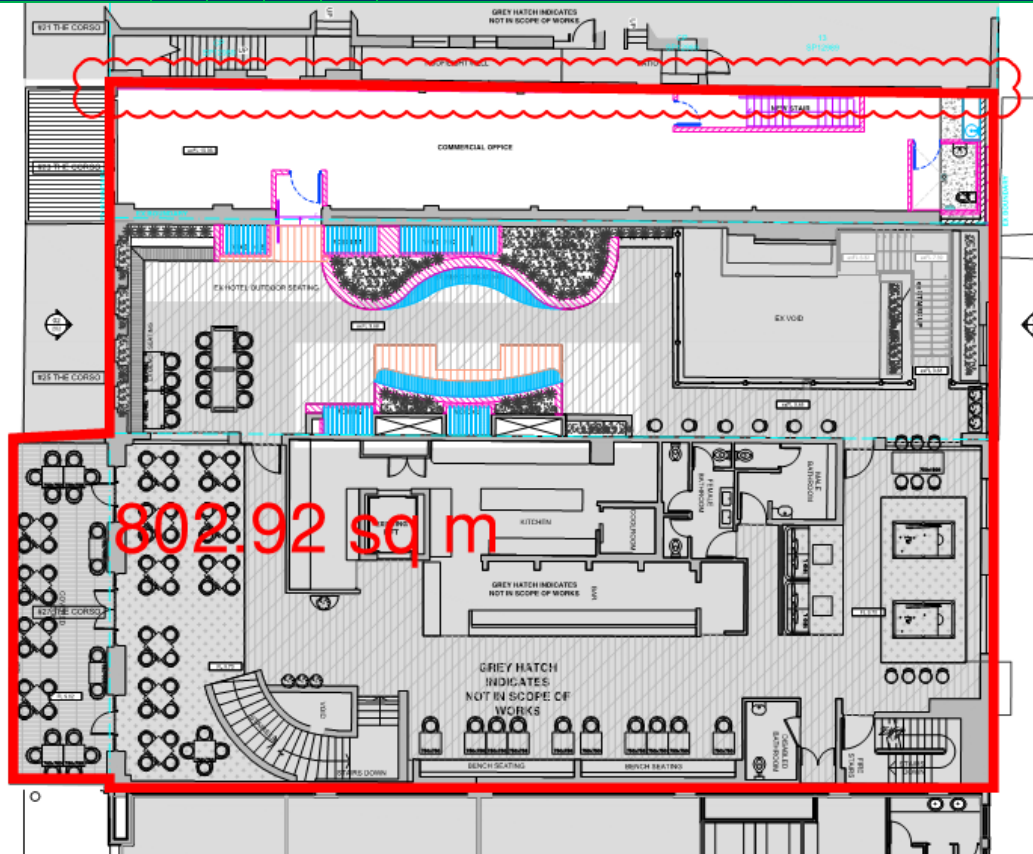
Figure 1: Identifying the principal pedestrian entrance.

D3.3 Parts of the building required to be accessible	X	In a building required to be accessible— <ul style="list-style-type: none"> (a) every ramp and stairway, except for ramps and stairways in areas exempted by 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 (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and (a) every passenger lift must comply with E3.6; and (b) accessways must have— <ul style="list-style-type: none"> (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— <ul style="list-style-type: none"> (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway; and (c) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and (d) a passing space may serve as a turning space; and (e) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—
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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(i) containing not more than 3 storeys; and</p> <p>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m²; and</p> <p>(f) 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'; and</p> <p>(g) 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.</p> <p><i>Note: BCA 2019 Amendment 1 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS 1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.</i></p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
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NB. The concession provided by D3.3 cannot be applied as Level 01 is greater than 200m². The Guide explains “The exemption states that if the size of each storey (other than the entrance level) is less than 200m² access via a passenger lift or ramp complying with AS 1428.1 is not required to the other levels.”

D3.4 Exemptions		X	Information relevant to parts of buildings that are not required to be accessible.
D3.5 Carparking		X	Not applicable. No carparking proposed.
D3.6 Signage		X	In a building required to be accessible— (a) braille and tactile signage complying with Specification D3.6 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, and (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); and



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <ul style="list-style-type: none"> (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and <p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D3.7 Hearing augmentation			X		Not applicable.
D3.8 Tactile indicators				X	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> (i) a stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by D3.4. <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D3.9 Wheelchair seating spaces in Class 9b assembly buildings			X		Not applicable. Not a Class 9b building.
D3.10			X		Not applicable. No swimming pool.





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Swimming Pools					
D3.11 Ramps			X		Not applicable. No ramps proposed.
D3.12 Glazing on an accessway				X	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. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
SECTION SERVICES & EQUIPMENT					E
Part E1 - Fire Fighting Equipment					
E1.3 Fire Hydrants				X	<p>(a) A hydrant system must be provided to serve a building –</p> <ul style="list-style-type: none"> (i) Having a total floor area greater than 500m²; and (ii) Where a fire brigade station is – <ul style="list-style-type: none"> (A) No more than 50 km from the building as measured along roads; and (B) Equipped with equipment capable of utilising a fire hydrant. <p>(b) The fire hydrant system-</p> <ul style="list-style-type: none"> (i) Must be installed in accordance with AS2419.1, except – <ul style="list-style-type: none"> (A) A Class 8 electricity network station need not comply with clause 4.2 of AS 2419.1 if – <ul style="list-style-type: none"> (aa) it cannot be connected to town main supply; and (bb) one-hour water storage is provided for fire-fighting; and (B) Where a sprinkler system is installed throughout a building in accordance with AS 2118.1, AS 2118.4, AS 2118.6, FPAA101H or FPAA101D the fire hydrant booster protection requirements of Clause 7.3(c)(ii) and 7.3(d)(iii) of AS 2419.1 do not apply, and (C) A fire hydrant booster assembly may be located between 3.5m and 10m of the building, and need not comply with Clause 7.3(d)(iii) of AS 2419.1 where the assembly is protected by an adjacent fire rated freestanding wall that – <ul style="list-style-type: none"> (aa) achieves an FRL of not less than 90/90/90; and (bb) extends not less than 1m each side of the outermost fire hydrant booster risers within the assembly and is not less than 3m wide; and





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(cc) extends to a height of not less than 2m above finished ground level; and</p> <p>(ii) Where internal fire hydrants are provided, they must serve only the storey on which they are located except that a sole occupancy unit –</p> <p>(A) In a Class 2 or 3 building or Class 4 part may be served by a single fire hydrant located at the level of egress from the sole occupancy unit; or</p> <p>(B) Of not more than 2 storeys in a Class 5, 6, 7, 8 or 9 building may be served by a single fire hydrant located at the level of egress from that sole occupancy unit provided the fire hydrant can provide coverage to the whole of the sole occupancy unit.</p> <p>The existing building and proposed modified part is required to be provided with a hydrant system in accordance with AS 2419.1-2005.</p> <p>Details are required to be provided on the architectural plans for CC approval.</p> <p><i>Hydraulic Services Design Certification and associated plans must be incorporated into the construction certificate specification</i></p>
E1.4 Fire Hose Reels				X	<p>(b) A fire hose reel system must be provided –</p> <p>(i) to serve the whole building where one or more internal fire hydrants area installed; or</p> <p>(ii) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500m².</p> <p>(c) The fire hose reel system must –</p> <p>(i) Have hose reels installed in accordance with AS 2441; and</p> <p>(ii) Provide hose reels to serve only the storey in which they are located except a sole occupancy unit of not more than 2 storeys in a Class 6, 7, 8 and 9 building may be served by a single fire hose reel located at the level of egress from that sole occupancy unit provided the fire hose reel can provide coverage to the whole of the sole occupancy unit.</p> <p>(d) Fire hose reels must be located internally, externally or in combination, to achieve the system coverage as specified in AS2441.</p> <p>(e) In achieving system coverage, one or a combination of the following criteria for individual internally located fire hose reels must be met in determining the layout of any fire hose reel system:</p> <p>(i) Fire hose reels must be located adjacent to an internal hydrant (other than one in a fire isolated exit). Except that</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>a fire hose reel need not be located adjacent to every fire hydrant, provided system coverage can be achieved.</p> <p>(ii) Fire hose reels must be located within 4m of an exit, except that a fire hose reel need not be located adjacent to every exit, provided system coverage can be achieved.</p> <p>(iii) Where system coverage is not achieved by compliance with (i) and (ii), additional fire hose reels may be located in paths of travel to an exit to achieve the required coverage.</p> <p>(f) Fire hose reels must be located so that the fire hose will not pass through doorways fitted with fire or smoke doors, except</p> <p>(i) Doorways in walls referred to in C2.5(a)(v) in a Class 9a building and C2.5(b)(iv) in a Class 9c building, separating ancillary use areas of high potential fire hazard; and</p> <p>(ii) Doorways in walls referred to in C2.12 or C2.13 separating equipment or electrical supply systems; and</p> <p>(iii) Doorways opening into shafts referred to in C3.13.</p> <p>(g) Where the normal water supply cannot achieve the flow and pressures required by AS 2441, or is unreliable –</p> <p>(i) A pump; or</p> <p>(ii) Water storage facility; or</p> <p>(iii) Both a pump and water storage facility,</p> <p>Must be installed to provide the minimum floor and pressures required by clause 6.1 of AS 2441.</p> <p>The existing building and proposed modified part is required to be provided with a fire hose reels in accordance with AS 2441-2005.</p> <p>Details are required to be provided on the architectural plans for CC approval.</p> <p><i>Hydraulic Services Design Certification and associated plans must be incorporated into the construction certificate specification</i></p>
E1.5 Sprinklers			X		<p>Not applicable. The proposed building is not:</p> <ul style="list-style-type: none"> ❖ <i>All Classes - Throughout the whole building if any part of the building has an effective height of more than 25m</i> ❖ <i>Class 2 & 3 (excluding residential aged care) – Throughout the whole building, including any part of another class, if any part of the building has a rise in storeys of 4 or more and an effective height of not more than 25m</i> ❖ <i>Class 3 building used as a residential aged care building – Throughout the building and any fire compartment containing a Class 3 part used for residential care.</i> ❖ <i>Class 6 - fire compartments that exceed a floor area of 3,500m² or volume of more than 21,000m³.</i>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<ul style="list-style-type: none"> ❖ Class 7a carparks (other than open deck) – in fire compartments that accommodate more than 40 vehicles. ❖ Class 9a health-care building used as residential care building – throughout the building and any fire compartment containing a Class 9a part used for residential care. ❖ Class 9c building – throughout the building and any fire compartment containing a Class 9c part. / any Class 9c part; ❖ Class 9b theatres, stages and public halls (refer Part H1); ❖ Atrium construction (refer Part G3); ❖ Large isolated buildings (refer clause 2.3); ❖ Occupancies of excessive hazard in fire compartments that exceed 2,000m² / 12,000m³.
E1.6 Portable Fire Extinguishers			X		Not applicable. Portable fire extinguishers are not required.
E1.8 Fire Control Centre			X		Not applicable. A Fire Control Centre facility is not required.
E1.9 Fire Precautions during construction				X	<p>In a building under construction –</p> <p>(a) not less than one portable 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 / temporary exit; and</p> <p>(b) After the building has reach an effective height of 12m –</p> <p>(i) the required fire hydrants and fire hose reels must be operational on all floor / roof covered storeys, except for the 2 uppermost storeys; and</p> <p>(ii) Any required booster connections must be installed.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
E1.10 Provision for Special Hazards			X		Not applicable. Not a special hazard.
Part E2 Smoke Hazard Management					
E2.2 General Requirements (inclusive of Table E2.2a / Table E2.2b & NSW amendments)				X	<p><u>General smoke hazard management requirements</u></p> <p>(a) A building must comply with (b), (c), (d) and—</p> <p>(i) Table E2.2a as applicable to Class 2 to 9 buildings such that each separate part complies with the relevant provisions for the classification; and</p> <p>(ii) Table E2.2b as applicable to Class 6 and 9b buildings such that each separate part complies with the relevant provisions for the classification.</p> <p>(b) An air-handling system which does not form part of a smoke hazard management system in accordance with Table E2.2a or Table E2.2b and which recycles air from one fire</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must—</p> <ul style="list-style-type: none"> (i) be designed and installed to operate as a smoke control system in accordance with AS 1668.1; or (ii) <ul style="list-style-type: none"> (A) incorporate smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (B) be arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1; and <p>for the purposes of this provision, each sole-occupancy unit in a Class 2 or 3 building is treated as a separate fire compartment.</p> <ul style="list-style-type: none"> (c) Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with that Section of the Standard. (d) A smoke detection system must be installed in accordance with Clause 6 of Specification E2.2a to operate AS 1668.1 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated exits. <p>The building is Class 6 and has a rise in storeys of more than 2 and therefore the building must be provided with:</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Table E2.2a</u></p> <ul style="list-style-type: none"> (d) in each required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (e) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building has more than one fire compartment; or (f) an automatic smoke detection and alarm system complying with Specification E2.2a; or (g) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5. </div> <div style="border: 1px solid black; padding: 5px;"> <p><u>Specification E2.2a</u></p> <p>4. Smoke detection system</p> <ul style="list-style-type: none"> (a) All Class 2 - 9 buildings— <ul style="list-style-type: none"> (i) A smoke detection system must— <ul style="list-style-type: none"> (A) subject to (b) and (c), comply with AS 1670.1; and </div>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(B) activate a building occupant warning system in accordance with Clause 7.</p> <p>(ii) In kitchens and other areas where the use of the area is likely to result in smoke detectors causing spurious signals—</p> <p>(A) any other detector deemed suitable in accordance with AS 1670.1 may be installed provided that smoke detectors are installed elsewhere in the sole-occupancy unit in accordance with the requirements for alarms in Clause 3(b)(i) and Clause 3(b)(ii); or</p> <p>(B) an alarm acknowledgement facility may be installed, except where the kitchen or other area is in a building protected with a sprinkler system complying with Specification E1.5 (other than a FPAA101D or FPAA101H system), the detectors need not be installed in the kitchen or other areas likely to result in spurious signals.</p> <p>7. Building occupant warning system</p> <p>Subject to E4.9, a building occupant warning system provided as part of a smoke hazard management system must comply with clause 3.22 of AS 1670.1 to sound through all occupied areas</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
E2.3 Provision for Special Hazards			X		Not applicable. Not a special hazard.
Part E3 - Lift Installations					
E3.1 Lift installations			X		Not applicable. Lift is not proposed.
E3.2 Stretcher Facility in Lifts			X		Not applicable. Lift is not proposed.
E3.3 Warning Against the use of lifts in Fire			X		Not applicable. Lift is not proposed.
E3.4 Emergency Lifts			X		Not applicable. Emergency lift is not required.
E3.5 Landings			X		Not applicable. Lift is not proposed.
E3.6 Facilities for People with Disabilities			X		Not applicable. Lift is not proposed.
E3.7 Fire Service Controls			X		Not applicable. Lift is not proposed.
E3.8			X		Not applicable. Not a residential care building.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Residential Care Buildings					
E3.9 Fire service recall operation switch			X		Not applicable. Lift is not proposed.
E3.10 Lift car fire service drive control switch			X		Not applicable. Lift is not proposed.
Part E4 - Visibility in an Emergency, Exit signs and Warning Systems					
E4.2 Emergency Lighting Requirements				X	<p>An emergency lighting system must be installed—</p> <ul style="list-style-type: none"> (a) in every fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; and (b) in every storey of a Class 6 building where the storey has a floor area more than 300 m²— <ul style="list-style-type: none"> (i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit; and (ii) in any room having a floor area more than 100 m² that does not open to a corridor or space that has emergency lighting or to a road or open space; and (iii) in any room having a floor area more than 300 m²; and (d) in every required non-fire-isolated stairway; and (e) in a sole-occupancy unit in a Class 6 building if— <ul style="list-style-type: none"> (i) the floor area of the unit is more than 300 m²; and (ii) an exit from the unit does not open to a road or open space or to an external stairway, passageway, balcony or ramp, leading directly to a road or open space; and (f) in every room or space to which there is public access in every storey in a Class 6 or 9b building if— <ul style="list-style-type: none"> (i) the floor area in that storey is more than 300 m²; or (ii) any point on the floor of that storey is more than 20 m from the nearest doorway leading directly to a stairway, ramp, passageway, road or open space; or (iii) egress from that storey involves a vertical rise within the building of more than 1.5 m, or any vertical rise if the storey concerned does not admit sufficient light; or (iv) the storey provides a path of travel from any other storey required by (i), (ii) or (iii) to have emergency lighting; and <p><i>Electrical Design Certification must be incorporated into the construction certificate specification</i></p>
E4.3 Measurement of Distance			X		<p>Informational.</p> <p>Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
E4.4 Design and Operation of Emergency Lighting				X	The emergency lighting system must comply with AS/NZS 2293.1-2018
E4.5 Exit Signs				X	An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each— (a) door providing direct egress from a storey to— (i) an enclosed stairway, passageway or ramp serving as a required exit; and (ii) an external stairway, passageway or ramp serving as a required exit; and (iii) an external access balcony leading to a required exit; and (b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and (d) door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4.2. Electrical design plans and certification must be incorporated into the construction certificate specification
E4.6 Direction Signs (inclusive of NSW E4.6)				X	If an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed— (a) in appropriate positions in corridors, hallways, lobbies, foyers, auditoria, and the like, indicating the direction to a required exit; and Electrical Design Certification must be incorporated into the construction certificate specification and directional exit sign locations must be illustrated on the architectural floor plans
E4.7 Class 2 & 3 Buildings & Class 4 Parts: Exemption			X		Not applicable. Not a residential building.
E4.8 Design & Operation of Exit Signs				X	Exit signs must comply with: (a) AS/NZS 2293.1-2018; or (b) For a photoluminescent exit sign, Specification E4.8. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
E4.9 Emergency Warning & Intercom Systems			X		Not applicable. An emergency warning and intercom system is not required.
SECTION F					
HEALTH & AMENITY					
Part F1 - Damp & Weatherproofing					
F1.0			X		Performance Requirements FP1.4, for the prevention of the penetration of water through external wall, must be complied.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Deemed -to-Satisfy Provisions					There are no Deemed -to Satisfy Provisions for this Performance Solution in respect to external walls. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F1.1 Stormwater Drainage				X	Stormwater drainage must comply with AS/NZS 3500.3-2018. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F1.4 External above ground membranes				X	Any external above ground membranes must be waterproofed as per AS 4654 Parts 1 and 2-2012. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F1.5 Roof coverings				X	A roof must be covered with— (d) metal sheet roofing complying with AS 1562.1; or <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F1.6 Sarking				X	Sarking-type materials used for weatherproofing must comply with AS/NZS 4200.1 and AS 4200.2. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F1.7 Waterproofing of wet area				X	(b) In a Class 5, 6, 7, 8 or 9 building, building elements in the bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must— (i) be water resistant or waterproof in accordance with Table F1.7; and (ii) comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F1.9 Damp-proofing				X	Where a damp-proof course is required, it must consist of a material that complies with AS/NZS 2904-1995; or impervious sheet material in accordance with AS 3660.1-2000 <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
F1.10 Damp-proofing of floors on the ground				X	If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870-2011.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F1.11 Provision of Floor Wastes			X		Not applicable. Not a residential building.
F1.12 Sub Floor Ventilation			X		Not applicable. No sub floor proposed.
F1.13 Glazed Assemblies				X	Glazed assemblies within external walls in accordance with AS 2047-2014. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
Part F2 - Sanitary & Other Facilities					
F2.1 Facilities in residential buildings			X		Not applicable. Not a residential building.
F2.2 Calculation of number of occupants and fixtures			X		Informational clause. ❖ The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means. ❖ Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. ❖ 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. ❖ For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary towels.
F2.3 Facilities for Class 3 to 9 Buildings			X		(a) Except where permitted by (b), (c), (f), F2.4(a) and F2.4(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Table F2.3. (b) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. (c) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy. (d) Employees and the public may share the same facilities in a Class 6 provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public. (e) Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by females.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
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Existing sanitary compartments

Basement

Male = 6U, 3CP, 3 WB
 Female = 6CP, 4WB
 Accessible unisex = 1

Ground

Unknown.

1st Floor

Male = 2U, 1CP, 1WB
 Female = 3CP, 2WB
 Accessible unisex = 1
 Staff unisex = 1

2nd Floor

Male = 1CP, 1WB
 Female = 1CP, 1WB

Required number of sanitary facilities based on 900 occupants

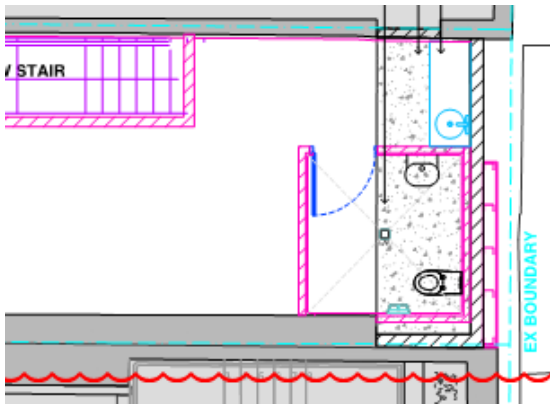
	CP	U	WB
Male – 450	3	6	4
Female – 450	7	-	4
Unisex accessible	1		

Building complies.

Class 6 — restaurants, cafes, bars						
Male patrons	1 — 100	1	1 — 50	1	1 — 50	1
	101 — 300	2	51 — 100	2	51 — 200	2
	>300	Add 1 per 200	101 — 150	3	>200	Add 1 per 200
			151 — 200	4		
			201 — 250	5		
		>250	Add 1 per 100			
Female patrons	1 — 25	1	N/A	N/A	1 — 50	1
	26 — 50	2			51 — 150	2
	51 — 100	3			>150	Add 1 per 200
	101 — 150	4				
	151 — 200	5				
201 — 250	6					
>250	Add 1 per 100					

F2.4 Facilities for People with Disabilities				X	In a building required to be accessible— SA F2.4(a) (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and
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BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p> 
F2.5 Construction of Sanitary Compartments				X	Sanitary compartments must have: <ul style="list-style-type: none"> (a) Doors and partitions that separate adjacent compartments; and (b) the door to a fully enclosed sanitary compartment must open outwards, or slide, or be removable from outside of the compartment, unless there is a clear space of at least 1.2m between the closet pan within the compartment and the doorway.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F2.6 Interpretation: Urinals and washbasins			X		Not applicable. No urinal or washbasin proposed.
F2.7 Microbial Control Note NSW F2.7 (Clause Deleted)			X		Not applicable. Clause deleted in NSW.
F2.8 Waste Management			X		Not applicable. Not Class 9a & 9c.
F2.9 Accessible adult change facilities			X		Not applicable. Accessible adult change facility not required.
Part F3 Room Sizes					
F3.1 Height of Rooms and other spaces				X	The ceiling height must be not less than— (b) in a Class 6 building— (i) except as allowed in (ii) and (f) — 2.4 m; and (ii) a corridor, passageway, or the like — 2.1 m; and (f) In any building— (i) a bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (ii) a commercial kitchen & required accessible change room facility — 2.4 m; and (iii) above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like.
Part F4 - Light & Ventilation					
F4.1 Provision of natural light			X		Not applicable. Not any of the following ❖ all habitable rooms in Class 2 buildings, and Class 4 parts of a building; ❖ to all bedrooms and dormitories in a Class 3 building; ❖ to all rooms used for sleeping purposes in Class 9a and 9c buildings ❖ Class 9b buildings – to all general-purpose classrooms in primary and secondary schools and all playrooms or the like for the use of children in an early childhood centre.
F4.2			X		Not applicable. Natural light is not required.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Methods and extent of natural lighting					
F4.3 Natural light borrowed from adjoining room			X		Not applicable. Natural light is not required.
F4.4 Artificial lighting				X	Artificial lighting in accordance with AS/NZS 1680.0-2009 to specific building areas. Electrical Design Certification must be incorporated into the construction certificate specification
F4.5 Ventilation of Rooms				X	All rooms to be provided with Clause F4.6 compliant natural ventilation OR a mechanical ventilation or air-conditioning system complying with AS 1668.2-2012. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F4.6 Natural Ventilation				X	(a) Natural ventilation provided in accordance with F4.5(a) must consist of permanent openings, windows, doors or other devices which can be opened— (i) with ventilating area not less than 5% of the floor area of the room required to be ventilated; and (ii) open to— (A) a suitably sized court, or space open to the sky; or (B) an open verandah, carport, or the like; or (C) an adjoining room in accordance with F4.7. (b) The requirements of (a)(i) do not apply to a Class 8 electricity network substation. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F4.7 Ventilation borrowed from adjoining room			X		Not applicable. Borrowed ventilation is not proposed or required.
F4.8 Restriction of position of water closets and urinals				X	Rooms containing closet pans or urinals must not open directly into a workplace normally occupied by more than one person. Sanitary compartment opens to the space behind the stairway, not the workplace.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
F4.9 Airlocks			X		Not applicable. No airlock is proposed or required.
F4.11 Carparks			X		Not applicable. No carpark.
F4.12 Kitchen local exhaust			X		Not applicable. No kitchen proposed.
Part F5 - Sound Transmission					
F5.1 Application of Part			X		Not applicable. Not a residential building.
F5.2 Determination of airborne sound insulation ratings			X		Not applicable. Not a residential building.
F5.3 Determination of impact sound insulation ratings			X		Not applicable. Not a residential building.
F5.4 Sound Insulation of floors between units			X		Not applicable. Not a residential building.
F5.5 Sound insulation of walls between units			X		Not applicable. Not a residential building.
F5.6 Sound insulation rating of services			X		Not applicable. Not a residential building.
F5.7 Sound isolation of pumps			X		Not applicable. Not a residential building.
Part F6 – Condensation Management					
F6.1			X		Not applicable. Not a residential building.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Application of Part					
F6.2 Pliable building membrane			X		Not applicable. Not a residential building.
F6.3 Flow rate and discharge of exhaust systems			X		Not applicable. Not a residential building.
F6.4 Ventilation of roof spaces			X		Not applicable. Not a residential building.
SECTION G ANCILLIARY PROVISIONS					
Part G1 - Minor Structures and Components					
G1.1 Swimming Pools			X		Not applicable. No swimming pool.
NSW G1.101 Provision for cleaning windows			X		Not applicable. RIS of subject modification is less than 3.
G1.2 Refrigeration chambers, strong-rooms and vaults			X		Not applicable. Not refrigeration chambers, strong-rooms and vaults
G1.3 Outdoor play areas			X		Not applicable. No outdoor play areas
Part G2 - Boilers, Pressure Vessels, Heating Appliances, Fireplaces, Chimneys and Flues					
G2.2 Installation of appliances			X		Not applicable.
G2.3 Open fire places			X		Not applicable.
G2.4 Incinerator rooms			X		Not applicable.
Part G3 - Atrium Construction					
G3.1 Application of Part			X		Not applicable. No atrium proposed.
G3.2 Dimensions of atrium well			X		Not applicable. No atrium proposed.
G3.3 Separation of atrium by bounding walls			X		Not applicable. No atrium proposed.
G3.4 Construction of bounding walls			X		Not applicable. No atrium proposed.





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
G3.5 Construction at balconies			X		Not applicable. No atrium proposed.
G3.6 Separation at roof			X		Not applicable. No atrium proposed.
G3.7 Means of egress			X		Not applicable. No atrium proposed.
G3.8 Fire and smoke control systems			X		Not applicable. No atrium proposed.
Part G4 - Construction in Alpine Areas					
G4.1 Application of Part			X		Not applicable. Not alpine.
G4.3 External doorways			X		Not applicable. Not alpine.
G4.4 Emergency lighting			X		Not applicable. Not alpine.
G4.5 External ramps			X		Not applicable. Not alpine.
G4.6 Discharge of exits			X		Not applicable. Not alpine.
G4.7 External trafficable structures			X		Not applicable. Not alpine.
G4.8 Fire-fighting services and equipment			X		Not applicable. Not alpine.
G4.9 Fire orders			X		Not applicable. Not alpine.
Part G5 - Construction in Bushfire Prone Areas					
G5.1 Application of Part			X		Not applicable. Not bushfire prone.
G5.2 Protection			X		Not applicable. Not bushfire prone.
Part G6 - Occupiable Outdoor Areas					
G6.1 Application of Part			X		Not applicable. No occupiable outdoor area.
G6.2 Fire hazard properties			X		Not applicable. No occupiable outdoor area.
G6.3 Fire separation			X		Not applicable. No occupiable outdoor area.
G6.4 Provision for escape			X		Not applicable. No occupiable outdoor area.





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
G6.5 Construction of exits			X		Not applicable. No occupiable outdoor area.
G6.6 Firefighting equipment			X		Not applicable. No occupiable outdoor area.



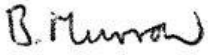
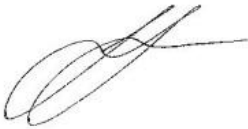
5.0 CONCLUSION

This report provides a Building Code of Australia 2019 Amendment 1 (BCA) assessment of the proposed alteration and addition to an existing pub.

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

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

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

<p>Prepared by:</p>  <p>Ben Murrow for AE&D</p>	<p>Reviewed by:</p>  <p>Trenton Jones for AE&D</p>
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6.0 ATTACHMENT A - INSPECTION & MAINTENANCE

6.1 Fire Safety Measures

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

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

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

6.2 Good Housekeeping

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

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

7.0 ATTACHMENT B – REQUIREMENTS TYPE B CONSTRUCTION

4.1 Fire-resistance of building elements

In a building *required* to be of Type B construction—

- (a) each building element listed in Table 4, and any beam or column incorporated in it, must have an FRL not less than that listed in the Table for the particular Class of building concerned; and
- (b) * * * * *
- (c) if a stair shaft supports any floor or a structural part of it—
 - (i) the floor or part must have an FRL of 60/–/– or more; or
 - (ii) the junction of the stair *shaft* must be constructed so that the floor or part will be free to sag or fall in a fire without causing structural damage to the *shaft*; and
- (d) any *internal wall* which is *required* to have an FRL with respect to *integrity* and *insulation*, except a wall that bounds a *sole-occupancy unit* in the topmost (or only) *storey* and there is only one unit in that *storey*, must extend to—
 - (iii) the underside of the floor next above if that floor has an FRL of at least 30/30/30; or
 - (iv) the underside of a ceiling having a *resistance to the incipient spread of fire* to the space above itself of not less than 60 minutes; or
 - (v) the underside of the roof covering if it is *non-combustible* and, except for roof battens with dimensions of 75 mm x 50 mm or less or *sarking-type material*, must not be crossed by timber or other *combustible* building elements; or
 - (vi) 450 mm above the roof covering if it is *combustible*; and
- (e) a *loadbearing internal wall* and a *loadbearing fire wall* (including those that are part of a *loadbearing shaft*) must be constructed from—
 - (vii) concrete; or
 - (viii) masonry; or
 - (ix) *fire-protected timber*, provided that—
 - (A) the building is—
 - (aa) a separate building; or
 - (bb) a part of a building—
 - (AA) which only occupies part of a *storey*, and is separated from the remaining part by a *fire wall*; or
 - (BB) which is located above or below a part not containing *fire-protected timber* and the floor between the adjoining parts is provided with an FRL not less than that prescribed for a *fire wall* for the lower *storey*; and
 - (B) the building has an *effective height* of not more than 25 m; and
 - (C) the building has a sprinkler system (other than a FPAA101D or FPAA101H system) throughout complying with Specification E1.5; and
 - (D) any insulation installed in the cavity of the timber building element *required* to have an FRL is *non-combustible*; and
 - (E) cavity barriers are provided in accordance with Specification C1.13; or
 - (x) any combination of (i) to (iii); and
- (f) * * * * *
- (g) in a Class 5, 6, 7, 8 or 9 building, in the *storey* immediately below the roof, internal columns and *internal walls* other than *fire walls* and *shaft walls*, need not comply with Table 4; and
- (h) * * * * *
- (i) in a Class 2 or 3 building, except where within the one *sole-occupancy units*, or a Class 9a *health-care building* or a Class 9b building, a floor separating *storeys* or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, must—
 - (xi) be constructed so that it is at least of the standard achieved by a floor/ceiling system incorporating a ceiling which has a *resistance to the incipient spread of fire* to the space above itself of not less than 60 minutes; or



- (xii) have an FRL of at least 30/30/30; or
- (xiii) have a *fire-protective covering* on the underside of the floor, including beams incorporated in it, if the floor is *combustible* or of metal; and
- (j) in a Class 9c building a floor above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, and any column supporting the floor must—
 - (xiv) be constructed so that it is at least of the standard achieved by a floor/ceiling system incorporating a ceiling which has a *resistance to the incipient spread of fire* to the space above itself of not less than 60 minutes; or
 - (xv) have an FRL of at least 30/30/30; or
 - (xvi) have a *fire-protective covering* on the underside of the floor, including beams incorporated in it, if the floor is *combustible* or of metal.

Table 4 Type B construction: FRL of building elements

Building element	Class of building—FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For loadbearing parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 30	120/ 90/ 60	180/120/ 90	240/180/120
3 to less than 9 m	90/ 30/ 30	120/ 30/ 30	180/ 90/ 60	240/ 90/ 60
9 to less than 18 m	90/ 30/–	120/ 30/–	180/ 60/–	240/ 60/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–
For non-loadbearing parts—				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 30	–/ 90/ 60	–/120/ 90	–/180/120
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an <i>external wall</i>, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For loadbearing columns—				
less than 18 m	90/–/–	120/–/–	180/–/–	240/–/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–
For non-loadbearing columns—				
For non-loadbearing columns—	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90 / 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair shafts—				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Fire-resisting stair shafts—				
<i>Non-loadbearing</i>	–/ 90/ 90	–/120/120	–/120/120	–/120/120
Bounding <i>public corridors</i>, <i>public lobbies</i> and the like—				
<i>Loadbearing</i>	60/ 60/ 60	120/–/–	180/–/–	240/–/–



Non-loadbearing	-/ 60/ 60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units—				
Loadbearing	60/ 60/ 60	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/ 60/ 60	-/-/-	-/-/-	-/-/-
OTHER LOADBEARING INTERNAL WALLS and COLUMNS—	60/-/-	120/-/-	180/-/-	240/-/-
ROOFS	-/-/-	-/-/-	-/-/-	-/-/-

