

JOHN J BRIGGS

ASSOCIATES

ACCREDITED BUILDING CERTIFIERS
ACN 089 896 159

BUILDING CODE OF AUSTRALIA (BCA)

COMPLIANCE STATEMENT

15 Wareham Crescent Frenchs Forest 2086

PART 3.7.2: FIRE SEPARATION OF EXTERNAL WALLS

PROPOSAL

Proposed alterations and additions to an existing Secondary dwelling.

INTRODUCTION

I have been engaged as an Accredited Certifier to review plans and provide subsequent report in respect of BCA Compliance in particular with respect to the compliance with the existing two (2) external walls that encroach within 900mm of the side boundaries.

Plans referenced showing the location of the two subject walls are Project No AP-19-073, drawings A01 to A20 dated 5.7.2019 by Novam Design Studio.

NCC 2019 Building Code of Australian – Volume Two Part 3.7.2.4

The requirement for any external wall of a Class 1a building located within 900mm of a boundary (parallel or facing that boundary), is that it must commence at the footings on slab on ground, and extend to the underside of a non-combustible roof covering or non-combustible eave lining, and must

- i. Have a FRL of not less than 60/60/60 when tested from the outside,
- ii. Be of masonry-veneer construction in which the external masonry veneer is not less than 90mm thick or,
- iii. Be of masonry construction not less than 90mm thick

RATIONALE

The existing two external walls of the existing secondary dwelling located within the required 900mm setback from the side boundary are 110mm thick **extruded** bricks, and extend from the footings to a non-combustible fibrous cement type eave lining.

In support of this report, a certificate has been submitted by a qualified, practicing structural engineer, dated 5.7.2019 (see attached) confirming that the external brick walls in question achieve the required 60/60/60 FRL and do not require any upgrade treatment.

CONCLUSION

Based on the structural engineering inspection and subsequent written confirmation of the existing external walls achieving an FRL of 60/60/60, I have no reason not to accept that opinion and confirm that both external walls subsequently satisfy the requirements of Part 3.7.2.4 BCA Vol 2, required for external walls location less than 900mm from the property boundary.

I am appropriately qualified and accredited to make this assessment being an A1 Accredited Certifier and Director of John J Briggs Associates P/L, for the past 20 years, and a Senior Building Surveyor previously for 15 years, employed at Auburn & Warringah Councils.

Yours sincerely

A handwritten signature in black ink that reads "John Briggs". The signature is written in a cursive, flowing style.

John Briggs
John J Briggs Associates
Director
A1 Accredited Certifier
BPB Accreditation Number: 0049

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Compliance Assessment REPORT WITH RESPECT TO THE DEEMED-TO-SATISFY PROVISIONS (D-T-S) OF THE BUILDING CODE OF AUSTRALIA

Property: 15 Wareham Crescent Frenchs Forest 2086

Development: Existing secondary dwelling, external walls within 900mm of the property boundary

Prepared by: JOHN BRIGGS
John J Briggs Associates Pty Ltd
Dated: 5 July 2019

CONFIDENTIALITY

The attached report contains confidential information for the sole use of Novam Design Studio. Access to this report by any third party is not permitted unless consented to by both John J Briggs & Associates and Novam Design Studio.

DISCLAIMER

The assessment report has been prepared based on the information provided by plans referenced in the report and a site inspection on 5.7.2019.

PURPOSE OF THIS REPORT

This report is required to assess the proposed development in respect of compliance with the DTS provisions of PART 3.7.2.4 NCC BCA VOL 2 – 2019.

METHODOLOGY

The methodology of this report is to systematically identify the non-compliance BCA issues that need to be rectified in order to provide:

- Protection of the spread of fire from the proposed building to buildings on adjoining properties.

EXCLUSIONS

In general, other than included specifically in this report, the following matters have been excluded from this report due to the lack of sufficient detail:

- Any electrical, hydraulic and mechanical services.
- PART D3 disabled access and facilities, including matters relating to SEPP 5 requirements.
- PART F5 Sound Transmission and Insulation
- PART J Energy Efficiency