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Building Code of Australia Capability Report

Mino Entertainment Pty Ltd
145 Old Pittwater Road, Brookvale

2 February 2022

Our reference #:	**2021162**
Report number:	02
Report date:	2 February 2022
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Revision History

Report number	Comments	Report date
01	Draft issued	22 December 2021
02	Final issued	2 February 2022

Contents

Building Code of Australia Capability Report

1. Introduction

1.1. General

(a) This report presents the findings of an assessment of the proposed development at 145 Old Pittwater Road, Brookvale assessed against the provisions of Volume 1 of the Building Code of Australia, Amendment 1 of the 2019 Edition (**BCA**).

1.2. Report Basis, Limitations & Assumptions

(a) The purpose of this report is to provide an assessment of the development against the current requirements of the BCA.

(b) It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken:

(i) The existing building (except as noted otherwise);

(ii) Clauses 93, 94 and 143 of the Environmental Planning and Assessment Regulation 2000;

(iii) Access and Facilities for People with a Disability and Energy Efficiency provisions of the BCA;

(iv) Work Health & Safety Act and Regulations;

(v) SafeWork NSW requirements;

(vi) Structural and Services Design Documentation;

(vii) The individual requirements of service authorities (i.e. Telecommunication Carriers, Sydney Water, Energy Providers);

(viii) The Disability Discrimination Act (DDA) 1992;

(ix) The requirements of the Australian Standards (**AS**);

(ix) Consideration of any structural elements or geotechnical matters relating to the building;

(x) Consideration of any fire services operations (including hydraulic, electrical or other systems);

(xi) Assessment of plumbing and drainage installations, including stormwater;

(xii) Assessment of mechanical plant operations, electrical systems or security systems;

(xiii) Determining full compliance with the deemed-to-satisfy provisions of the BCA;

(xiv) Reporting of any hazardous materials or site contamination;

(xv) Consideration of energy or water authority requirements;

(xvi) Consideration of the local Council's local planning policies;

(xvii) Assessment of any development applications or the approval of any local authority requirements;

(xviii) Energy efficiency, including NAThers requirements;

(xix) Any performance solutions relating to the building; and

(c) The following assumptions have been made in the assessment:

(i) Shop 1272/73 is a single-occupancy unit;

(ii) Each building element on the ground floor where Shop 1272/73 is located having the FRL prescribed in Specification C1.1 for that element for a Class 6 building classification (except as modified by others);

(iii) Equipment, furniture, fixtures and fittings are not permanently fixed;

(iv) Not more than 200 patrons with a 50/50 gender split; and

(v) Not more than 12 employees with a 50/50 gender split.

1.3. Regulatory Framework

(a) The following legislation has been considered in the formulation of this report:

(i) Environmental Planning & Assessment Act 1979; and

(ii) Environmental Planning & Assessment Regulation 2000.

1.4. Information Sources

(a) The following information has been used in the formulation of this report:

(i) Floor plan prepared by DRKDesign Studios received on 13 December 2021; and

(ii) Site inspection on 21 December 2021.

2. Development Description

2.1. General

(a) In accordance with the BCA, the assessment undertaken relates to the alterations to Shop 1272/73 for use as an indoor play centre as highlighted in red in the Figure below.

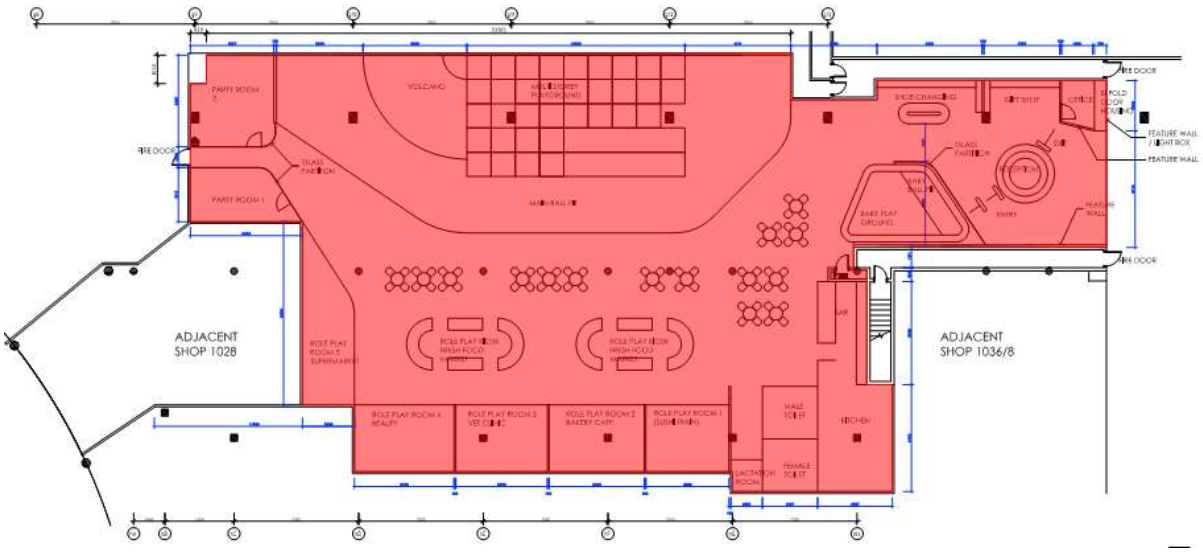


Figure 1 – Proposed floor plan of indoor play centre

2.2. Building Description

(a) Table 1 below outlines key classification criteria for the building and/or part (as the case maybe) in accordance with the BCA.

BCA clause		Description of requirement
Schedule 3	Effective Height	16m (base building)
A6	Classification	Class 9b (Shop 1272/73)
C1.1	Type of Construction	Type A Construction (base building)

C1.2	Rise in Storeys	Rise in storeys of 6 (base building)

Table 1 – DTS criteria

3. BCA Assessment Summary

3.1. General

(a) The following table summarises the compliance status of the design in terms of each applicable prescriptive provision of the BCA and indicates a capability for compliance with the BCA.

(b) For those instances of 'compliance required', commentary and resolutions are provided within Part 4.

3.2. Section B – Structure

BCA Clause		Status
B1.1	Resistance to actions	Refer to Part 4
B1.2	Determination of individual actions	Refer to Part 4
B1.4	Materials and form of construction	Refer to Part 4

3.3. Section C – Fire Resistance

BCA Clause		Status
C1.1	Type of construction required	Refer to Parts 4 and 5
C1.8	Lightweight construction	Refer to Parts 4 and 5
C1.9	Non-combustible building elements	Refer to Part 4
C1.10	Fire hazard properties	Refer to Part 4
C1.14	Ancillary elements	Refer to Part 4
C3.12	Openings in floors and ceilings for services	Refer to Parts 4 and 5
C3.13	Openings in shafts	Refer to Parts 4 and 5
C3.15	Openings for service installations	Refer to Parts 4 and 5
C3.16	Construction joints	Refer to Parts 4 and 5
C3.17	Columns protected with lightweight construction to achieve an FRL	Refer to Parts 4 and 5

3.4. Section D – Access and Egress

BCA Clause		Status
D1.2	Number of exits required	Complies
D1.4	Exit travel distances	Refer to Part 4
D1.5	Distance between alternative exits	Refer to Part 4
D1.6	Dimensions of exits and paths of travel to exits	Refer to Part 4
D2.7	Installations in exits and paths of travel	Refer to Part 4
D2.15	Thresholds	Refer to Part 4
D2.19	Doorways and doors	Refer to Part 4
D2.20	Swinging doors	Complies
D2.21	Operation of latch	Refer to Part 4

3.5. Section E – Services and Equipment

BCA Clause		Status
E1.3	Fire hydrants	Refer to Parts 4 and 5
E1.4	Fire hose reels	Refer to Parts 4 and 5
E1.5	Sprinklers	Refer to Parts 4 and 5

E1.6	Portable fire extinguishers	Refer to Parts 4 and 5
E2.2	General requirements	Refer to Parts 4 and 5
E4.2	Emergency lighting requirements	Refer to Parts 4 and 5
E4.3	Measurement of distance	Refer to Part 5
E4.4	Design and operation of emergency lighting	Refer to Part 5
E4.6	Direction signs	Refer to Parts 4 and 5
E4.8	Design and operation of exit signs	Refer to Part 5
E4.9	Emergency warning and intercom systems	Refer to Parts 4 and 5

3.6. Section F – Health and Amenity

BCA Clause		Status
F1.0	Weatherproofing	Refer to Part 4
F1.6	Sarking	Refer to Part 4
F1.7	Waterproofing of wet areas in buildings	Refer to Part 4
F1.13	Glazed assemblies	Refer to Part 4
F2.3	Facilities in class 3-9 buildings	Refer to Part 4
F2.5	Construction of sanitary compartments	Refer to Part 4
F3.1	Height of rooms and other spaces	Refer to Part 4
F4.4	Artificial lighting	Refer to Part 4
F4.5	Ventilation of rooms	Refer to Part 4
F4.8	Restriction on location of sanitary compartments	Complies
F4.12	Kitchen exhaust ventilation	Refer to Part 4

4. BCA Issues Requiring Resolution

4.1. General

(a) With reference to the 'BCA Assessment Summary' contained within Part 3, the following commentary and resolutions are provided.

(b) This commentary and resolutions are formulated for demonstrating compliance with the relevant provisions of the BCA.

4.2. Section B – Structure

B1.1 The resistance of a building or structure is to be greater than the most critical action effect determined by B1.2, AS/NZS 1170.0-2002 and B1.4.

B1.2 The structural design of the building is to be determined in accordance with the varying "actions" considerations contained within this clause (i.e. permanent actions, imposed actions, wind / snow / earthquake actions).

B1.4 The structural resistance of materials and forms of construction must be determined in accordance with the following:

(a) Concrete – AS 3600-2018;

(b) Masonry – AS 3700-2018;

(c) Steel – AS4100-1998 or AS/NZS4600-2018;

(d) Timber – AS1720.1-2010;

(e) Glazed assemblies within an external wall – AS2047-2014;

(f) Glazing assemblies not within an external wall – AS1288-2006; and

(g) Termite risk management (where a primary building element is subject to attack by subterranean termites) – AS3660.1-2014.

4.3. Section C – Fire Resistance

C1.1

(a) **Generally**

(i) Where a part of a building requried to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL that supporting part, must an FRL not less required by the part of the building being supporting and be non-combustible.

(ii) A lintel must have the FRL required for that part of the building in which it is situated, unless it does not contribute to the support of a fire door, fire window or fire shutter, and:

(A) It spans an opening in a non-loadbearing wall of a Class 2 or 3 building; or

(B) It spans an opening in masonry which is not more than 150mm thick and:

i. Not more than 3m wide if the masonry is non-loadbearing; or

ii. Not more than 1.8m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall.

(iii) The method of attaching or installing a finish, lining or ancillary element or service installation to a building must not reduce the fire-resistance of that element to below that required.

(iv) Shafts required to have an FRL, must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building, except that these provisions need not apply to:

(A) The top of a shaft extending beyond the roof covering; or

(B) The bottom of a shaft if it is non-combustible and laid directly on the ground.

(v) A loadbearing internal wall (including those that are part of a loadbearing shaft) must be constructed of concrete or masonry.

(b) **External walls (including any column and other building element incorporated within in or other external building element)**

(i) FRL of not less than 180/120/90 or --/--/-- if non-loadbearing.

(c) **Internal walls**

(i) FRL of not less than 180/--/-- or --/--/-- if non-loadbearing between or bounding sole-occupancy units

(ii) FRL of not less than 180/120/120 or --/120/120 if non-loadbearing for ventilating, pipe, garbage and like shafts used for the discharge of hot products of combustion.

(d) **Other loadbearing internal walls, internal beams, trusses and columns**

(i) FRL of not less than 180/--/--.

C1.8

(a) Any lightweight construction must comply with Specification C1.8 if it is used in a wall system:

(i) That is required to have an FRL; or

(ii) For a service shaft or an external wall bounding a public corridor.

(b) If lightweight construction is used to achieve an FRL for steel columns or the like, it must comply with this clause.

C1.9

(a) The following building elements and their components must be non-combustible:

(i) External walls, including all components incorporated in them including the facade covering, framing and insulation; and

(i) Non-loadbearing internal walls where they are required to be fire-resisting.

(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.

(c) 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 and damp-proof courses.

(d) A loadbearing internal wall, including those that are part of a loadbearing shaft, must comply with Specification C1.1.

(e) The following materials maybe used where a non-combustible material is required:

(i) Plasterboard;

(ii) Fibre-reinforced cement sheeting;

(iii) Prefinished metal sheeting a combustible surface finish not exceeding 1mm thickness and where the Spread-of-Flame Index of the product is not greater than 1;

(iv) Sarking-type materials that do not exceed 1mm in thickness and have a Flammability Index is not greater than 5; and

(v) Bonded laminated materials where:

(A) Each lamina, including any core, is non-combustible;

(B) Each adhesive layer does not exceed 1mm in thickness and the total thickness of the adhesive layers does not exceed 2mm; and

(C) The Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole does not exceed 0 and 3 respectfully.

Attention is directed but not limited to the feature wall forming the external wall.

C1.10

The fire hazard properties for materials must be as follows:

(a) **Floor linings and floor coverings**

(i) A critical radiant flux not less than 2.2kW/m^2 for any floor materials;

(ii) A maximum smoke development rate of 750 percent-minutes; and

(iii) Group 1 or Group 2 material for any portion of the floor covering that continues more than 150mm up a wall.

(b) **Wall and ceiling linings**

(i) Be a Group 1 or Group 2 or Group 3 material; and

(ii) Have a smoke growth rate index of not more than 100 or average specific extinction area less than 250m^2/kg.

(c) **Air-handling ductwork**

(i) Rigid and flexible ductwork complying with the fire hazard properties set out in AS4254-2012.

(d) **Other materials**

(i) Sarking-type materials having a Flammability Index not more than 5; and

(ii) Other materials and insulation materials other than sarking-type materials having a Spread-of-Flame Index of not more than 9 and a Smoke-Developed Index of not more than 8 if the Spread-of-Flame Index is more than 5.

C1.14 An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:

(a) An ancillary element that is non-combustible.

(b) A gutter, downpipe or other plumbing fixture or fitting.

(c) A flashing.

(d) A grate or grille not more than 2m^2 in area associated with a building service.

(e) An electrical switch, socket-outlet, cover plate or the like.

(f) A light fitting.

(g) A required sign.

(h) A sign other than one provided under (a) or (g) that:

(i) Achieves a group number of 1 or 2;

(ii) Does not extend beyond one storey;

(iii) Does not extend beyond one fire compartment; and

(iv) Is separated vertically from other signs permitted under (h) by at least 2 storeys.

(i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that:

(i) Meets the requirements of Table 4 of Specification C1.10 as for an internal element; and

(ii) Serves a storey:

(A) At ground level; or

(B) Immediately above a storey at ground level; and

(iii) Does not serve an exit, where it would render the exit unusable in a fire.

(j) Apart of a security, intercom or announcement system.

(k) Wiring.

(l) A paint, lacquer or a similar finish.

(m) A gasket, caulking, sealant or adhesive directly associated with (a) to (k).

Attention is directed but not limited to the light box attached to the external wall.

C3.12 Where a service passes through a floor required to have an FRL, that service is to be protected by either a shaft that will not reduce the fire performance of the building elements it penetrates, or in accordance with C3.15.

C3.13 Any opening in a wall providing access to a ventilating, pipe, garbage or other service shaft are to be protected as follows:

(a) Sanitary compartment – Non-combustible door or panel assembly or an FRL of ---/30/30;

(b) --/60/30 fire door or hopper that is self-closing;

(c) Access panel with an FRL of --/60/30;

(d) Garbage shaft – A door or hopper of non-combustible construction.

C3.15 Where an electrical, mechanical, plumbing or other service penetrates a building element that is required to have an FRL, that installation is to comply with the requirements of this clause.

C3.16 Construction joints, spaces and the like in and between building elements required to have an FRL with respect to integrity and insulation are to be protected in a manner identical with a prototype tested in accordance with AS 1530.4-2014 to achieve the required FRL.

C3.17 Where a column is protected by lightweight construction to achieve the required FRL, and it passes through a building element that is also required to have an FRL, it is to be installed using a method and materials identical with the prototype assembly of the construction which has achieved the required FRL.

4.4. Section D – Access and Egress

D1.4 (a) The path of travel to a point from which travel in different directions to 2 exits is available is less than 20m from within Shop 1272/73.

(b) However, the maximum travel distance to one of those exits, which are located outside Shop 1272/73 is greater than 40m.

(c) In this regard, the base building fire engineer is to assess whether the travel distances from Shop 1272/73 are consistent with any existing performance solutions. Where variations with this DTS provision of the BCA occur, these variations maybe addressed via a Fire Engineering Report (**FER**), which may be subject to prior comment from FRNSW as part of the Performance Based Design Brief/FEBQ process.

D1.5

(a) The distance between alternative exits, which are located outside Shop 1272/73 appear to be greater than 60m.

(b) In this regard, the base building fire engineer is to assess whether the travel distances from Shop 1272/73 are consistent with any existing performance solutions. Where variations with this DTS provision of the BCA occur, these variations maybe addressed via a Fire Engineering Report (**FER**), which may be subject to prior comment from FRNSW as part of the Performance Based Design Brief/FEBQ process.

D1.6

The path of travel to an exit must have:

(a) An unobstructed height throughout of not less than 2m (except a doorway, which can be 1980mm); and

(b) An unobstructed width not less than 1m (except a doorway, which can be 750mm).

Attention is directed but not limited to the following:

(a) Entry and exit beside reception; and

(b) Within the shoe changing part.

D2.7

Any services or equipment (being electrical meters, distribution boards or the like) are to be enclosed by non-combustible construction or a fire-protective covering (i.e. 1 layer of 13mm fire-protective grade plasterboard) with doorway(s) or opening(s) suitably sealed against smoke spreading from the enclosure.

D2.15

(a) The threshold of a doorway is not permitted to incorporate a step or ramp at any point closer to the doorway than the width of the door leaf.

(b) That is unless the doorway opens to a road or open space (i.e. open to the sky) and:

(i) In a building required to be accessible, is provided with a threshold or step ramp in accordance with AS1428.1-2009; or

(ii) In all other cases, the door sill is not more than 190mm above the finished surface of the ground.

D2.19

(a) Bifold doors are not permitted to be located in the path of travel to an exit.

(b) In this regard, either:

(i) The bifold doors are replaced with swinging doors; or

(ii) Pursue a FER addressing the variation. This may be subject to prior comment from FRNSW as part of the Performance Based Design Brief/FEBQ process.

D2.21

(a) A door in the path of travel to a requried exit must be readily openable without a key from the side that faces a person seeking egress, by:

(i) By a single hand pushing or downward action on a single device located between 900mm and 1100mm from the floor;

(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

(B) Have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35mm nor more than 45mm; or

(ii) A single hand pushing action on a single device which is located between 900mm and 1.2m above the floor.

(b) The requirements of (a) above, do not apply to any door in the path of travel to a requried exit serving a room accommodating more than 100 persons, determined in accordance with D1.13, in which case it must be readily openable:

(i) Without a key from the side that faces a person seeking egress; and

(ii) By a single hand pushing action on a single device such as a panic bar which is located between 900mm and 1.2m from the floor.

4.5. Section E – Services and Equipment

E1.3

(a) A fire hydrant system complying with AS2419.1-2005 is required to serve Shop 1272/73

(b) The system is to be designed and certified by an appropriately accredited practitioner (fire safety). This may include lodgement of an objection pursuant to Clause 164B of the Environmental Planning and Assessment Regulation 2000.

E1.4

(a) Fire hose reels complying with AS2441-2005 must be installed to serve Shop 1272/73.

(b) Fire hose reels must be located within 4m of exits;

(c) All points on a floor must be within reach of a 4m hose stream issuing from a nozzle at the end of a 36 length of hose; and

(d) Additional fire hose reels can be installed along the path of travel, where additional coverage is required to the requirements of this clause.

(e) The system is to be designed and certified by a suitably accredited practitioner (fire safety). This may include lodgement of an objection pursuant to Clause 164B of the Environmental Planning and Assessment Regulation 2000.

E1.5

(a) A sprinkler system complying with Specification E1.5 and AS2118.1-2017 is required to serve Shop 1272/73.

(b) The system is to be designed and certified by an appropriately accredited practitioner (fire safety). This may include lodgement of an objection pursuant to Clause 164B of the Environmental Planning and Assessment Regulation 2000.

E1.6

Portable fire extinguishers complying with AS2444-2001 are required to cover:

(a) Class AE or E fire risks associated with emergency services switchboards;

(b) Class B fire risks (if more than 50L excluding vehicle fuel tanks is stored); and

(c) Class F fire risks involving cooking fats and oils.

E2.2

(a) Any base building smoke hazard management system(s) must serve Shop 1272/73.

(b) Any air-handling system (other than non-ducted individual room units with a capacity of not more than 1000L/s and miscellaneous exhaust air systems installed in accordance with sections 5 & 6 of AS1668.1-2015) installed within Shop 1272/73 must be automatically shut down on the activation of:

(i) Smoke detectors complying Clause 6 of Specification E2.2a; and

(ii) Any other installed fire detection and alarm system, including a sprinkler system complying with Specification E1.5.

(c) The above systems are to be designed and certified by an appropriately accredited practitioner (fire safety). This may include lodgement of an objection pursuant to Clause 164B of the Environmental Planning and Assessment Regulation 2000.

E4.2 Emergency lighting complying with AS/NZS2293.1-2018 is to be installed throughout Shop 1272/73.

E4.6 If an exit is not clear to persons occupying or visiting the building, then exit signs complying with AS/NZS2293.1-2018 are required to be installed in appropriate positions in corridors, hallways, lobbies and the like, indicating the direction to a required exit.

E4.9

(a) The base building emergency warning and intercom system must serve Shop 1272/73.

(b) This should be checked and certified by a suitably accredited practitioner (fire safety) including lodgement of an objection pursuant to Clause 164B of the Environmental Planning and Assessment Regulation 2000 if required.

4.6. Section F – Health and Amenity

F1.0 FP1.4 for the prevention of penetration of water through external walls must be complied with. Advice and performance solution(s) should be obtained from a professional facade engineer.

F1.6 Sarking type materials used for weatherproofing of roofs and walls must comply with AS/NZS4200-2017.

F1.7 Building elements to wet areas must be water-resistant or waterproof in accordance with Table F1.7 and comply with AS3740-2010.

F1.13 Windows in the external walls must comply with the requirements of AS2047-2014 for resistance to water penetration, except the following windows need not comply:

(a) Skylights, roof lights and windows in other than the vertical plane.

(b) Sliding and swinging glazed doors without a frame.

(c) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047-2014.

(d) Second-hand windows, re-used windows and recycled windows.

(e) Heritage windows.

F2.3 The following facilities are requried:

(a) Employees (being 12)

(i) Male employees (being 6)

(A) 1 closet pan and 1 washbasin.

(ii) Female employees (being 6)

(A) 1 closet pan and 1 washbasin.

(B) Adequate means for disposal for sanitary products in sanitary facilities for use by females.

(b) Patrons (being 200)

(i) Male patrons (being 100)

(A) 1 closet pan, 2 urinals and 2 washbasins.

(ii) Female patrons (being 100)

(A) 3 closet pans and 2 washbasins.

(B) Adequate means for disposal for sanitary products in sanitary facilities for use by females.

Note: The above number and type of parton facilities are based on public halls, function rooms or the like under Table F2.3.

F2.5 (a) Sanitary compartments must have doors and partitions that separate adjacent compartments and extend:

(i) from floor level to the ceiling in the case of a unisex facility; or

(ii) 1.8 m above the floor in all other cases.

(b) The door to a fully enclosed sanitary compartment must:

(i) open outwards; or

(ii) slide; or

(iii) be readily removable from the outside of the sanitary compartment,

unless there is a clear space of at least 1.2m, measured in accordance with Figure F2.5, between the closet pan within the sanitary compartment and the doorway.

F3.1 The height of rooms and other spaces must be not less than:

(a) Rooms used by the patrons that accommodates less than 100 persons — 2.4m;

(b) Rooms used by the patrons that accommodates more than 100 persons — 2.7m;

(c) A corridor that serves a part of the building that accommodates not more than 100 persons — 2.4m;

(d) A corridor that serves a part of the building that accommodates more than 100 persons — 2.7m;

(e) A bathroom, sanitary compartment, storeroom or the like — 2.1m; and

(f) A commercial kitchen — 2.4m.

F4.4 Artificial lighting complying with AS/NZS1680.0-2009 must be provided where compliant natural light is not available as follows:

(a) To all rooms frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways and other circulation spaces and paths of egress.

F4.5 Any space occupied by a person for any purpose must have:

(a) Natural ventilation (i.e. opening(s) having an openable area of 5% of the room being served); or

(b) Mechanical ventilation complying with AS1668.2-2012.

F4.12 A commercial kitchen must be provided with a kitchen exhaust hood complying with AS1668.1-2015 and AS1668.2-2012, where:

(a) Any cooking apparatus has:

(i) A total maximum electrical power input exceed 8kW; or

(ii) A total gas power input exceeding 29MJ/h.

(b) The total maximum power input to more than 1 apparatus exceeds:

(i) 0.5kW electrical power; or

(ii) 1.8MJ/hour gas,

per m^2 of floor area the room or enclosure.

5. Fire Safety Schedule

(a) The fire safety measures below are to be installed within Shop 1272/73 to Parts 3 and 4.

Fire Safety Measures	Existing	Proposed	Minimum Standard of Performance
1. Automatic fire detection and alarm system		✓	Specification E2.2a of the BCA / AS1670.1-2018
2. Automatic fire suppression system (sprinklers)		✓	Specification E1.5 of the BCA / AS2118.1-2017
3. Emergency lighting		✓	E4.2, E4.3 & E4.4 of the BCA / AS/NZS2293.1-2018
4. Emergency warning and intercom system		✓	AS1670.4-2018

5.	Exit signs	✓	E4.6 & E4.8 of the BCA / AS/NZS2293.1-2018
6.	Fire hose reel system	✓	E1.4 of the BCA / AS2441-2005
7.	Fire hydrant system	✓	E1.3 of the BCA / AS2419.1-2005
8.	Fire seals protecting openings in fire-resisting components of the building	✓	C3.15 & C3.16 of the BCA / AS1530.4-2014 & AS4072.1-2005
9.	Lightweight construction (if installed)	✓	C1.8 of the BCA / AS1530.4-2014
10.	Mechanical air handling system	✓	NSW E2.2 of the BCA
11.	Portable fire extinguishers	✓	E1.6 of the BCA / AS2444-2001
12.	FER	✓	TBA

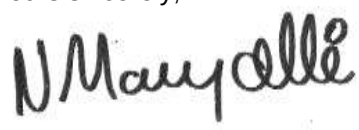
6. Conclusion

6.1. General

(a) Having regard to the above, compliance with the BCA is capable, subject to compliance with Parts 3-5.

If you require any further assistance or have any additional queries, please do not hesitate in contacting us directly.

Yours sincerely,



Nehme Moujalli
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