Date: 17 December 2024
Our Ref: P240148

Mr Mario Caruso
136 Fischer Rd,
Cromer NSW 2099

Dear Mario,

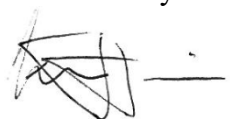
RE: 136 Fischer Rd, Cromer
BCA COMPLIANCE ASSESSMENT

Please find enclosed our BCA Compliance Report prepared in respect of the proposed secondary dwelling within the above listed property.

In reviewing the content of this Report, particular attention is drawn to the content of Part 3 as Part 3 details the compliance status of the proposed design in terms of each prescriptive provision of the BCA.
The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully



Kieran Tobin
Director

BCA COMPLIANCE ASSESSMENT

PREPARED FOR

Mr Mario Caruso

REGARDING

136 Fischer Rd, Cromer

Prepared By

BCA vision

REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

Our Reference	Issue No.	Remarks	Issue Date
P240148	1	BCA COMPLIANCE ASSESSMENT	17 December 2024

(ii)

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1.0 INTRODUCTION

1.1 GENERAL

This "BCA Compliance Assessment" report has been prepared at the request of Mr Mario Caruso and relates to 136 Fischer Rd, Cromer.

The project proposal is for construction alterations and additions to an existing dwelling to create two dwellings.

1.2 REPORT BASIS

The content of this report reflects –

(a) The principles and provisions of BCA 2022, Volume 2;
(b) A Site Inspection of the existing premises on Wednesday the 6th November 2024
(c) Architectural documentation provided by Danka Design

Plan Reference	Plan Description	Dated
2	Existing Floor Plans	16/12/24
4	Proposed Floor Plan	16/12/24

1.2 EXCLUSIONS

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

(a) Structural and services design documentation;
(b) General building services (i.e. passenger lifts);
(c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
(d) The individual requirements of the Workcover Authority;

1.3 REPORT PURPOSE

The purpose of this report is to identify the extent to which the architectural design documentation complies with the relevant prescriptive provisions of the BCA 2022. The status of the design is summarised within Part 3 of this report.

2.0 BUILDING DESCRIPTION

2.1 GENERAL

In the context of the Building Code of Australia (BCA) 2022, the subject development is described within items 2.2 – 2.6 below.

2.2 RISE IN STOREYS (CLAUSE C1.2)

The Dwelling is proposed to have a rise in storeys of one (1)

2.3 BUILDING CLASSIFICATION (CLAUSE A3.2)

The buildings incorporate the following classifications: -

Class 1A	Residential Dwellings
Class 10a	Car Port

2.4 BUSHFIRE PRONE LAND

An RFS Search indicates that the property is NOT considered to be Bushfire Prone Land.

3.0 COMPLIANCE PATHWAY

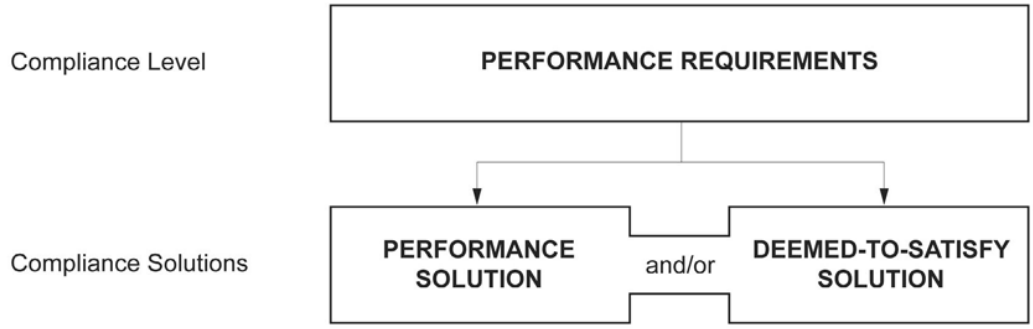
3.1. COMPLIANCE PATHWAYS WITHIN THE BCA

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

A2.1 Compliance with the Performance Requirements

Performance Requirements are satisfied by one of the following, as shown in Figure 1:
(1)A *Performance Solution*.
(2)A *Deemed-to-Satisfy Solution*.
(3)A combination of (1) and (2)**.**

Figure 1: NCC compliance option structure



3.3 ADDITIONAL PRE CONSTRUCTION DOCUMENTATION

The following table provides a list of additional items which may be required by the PCA:-

Seq	Requirement
1.	Key Compliance Consideration The carport raises an anomaly in that • It is positioned a minimum of 500mm from the property boundary however • The car port is presumably shared by each tenancy and raises a technical non compliance as its structure is within 1.8m of either dwelling
2.	Architectural Requirements Provide - - Provide wall sections and methods for the fire separating walls The Fire Separating walls system is required to be an AS 1530 tested system installed in accordance with the Manufacturers Specification The Passive Fire Plan must identify the system proposed - Identify the method of Acoustic Separations Provide The separating wall requires an RW + Ctr rating of 50 The BCA DTS requirements – identify cavity (50mm) wall construction and Acoustic Insulation

	If an alternate system is proposed the details must be identified including the Test Certificate and Specification - Confirmation of compliant Condensation and water vapour management methods Cavity Sarking or insulation must be Permeable – Test Certificates for the proposed products will be required The Mechanical Exhaust system must achieve compliance with AS 1668 and the following parameters (a)25 L/s for a bathroom or sanitary compartment; and (b)40 L/s for a kitchen or laundry. - Identify the proposed AS 3660 Termite Protection Method - Report on Weatherproofing of External walls and Roof systems
3.	Provide a copy of BASIX Certificate
4.	Provide a copy of individual NATHERS Certificates
5.	Copy of Final Structural Engineers Design Compliance Certificate and Plans Structural Engineers Design Compliance Certificate Confirm compliance with:- AS 3600 Concrete Structures AS 3700 Masonry Structures AS 1684 Timber Framed Construction
6.	Copy of Final Stormwater Design Compliance Certificate Confirm compliance with AS 3500 -2015 Councils DCP
7.	Copy of Final Electrical Services Engineers Design Compliance Certificate Confirm compliance with AS 3786-2014 – Smoke detection and Alarm System AS/NZS 1680 – Artificial Lighting

ASSESSMENT – SUMMARY

3.1 PART H1 - STRUCTURE

Clause	Requirement	Complies	Detail Req'd prior to CC	Not Applicable
H1D1	Deemed to Satisfy Provisions		✓	
H1D2	Structural Provisions		✓	
H1D3	Site Preparation		✓	
H1D4	Footings and Slabs		✓	
H1D5	Masonry		✓	
H1D6	Framing		✓	
H1D7	Roof and Wall Cladding		✓	
H1D8	Glazing		✓	
H1D9	Earthquake Areas			✓
H1D10	Flood Areas		✓	
H1D11	Attachment of framed decks and balconies to external walls of buildings using a waling plate			✓
H1D12	Piled Footings			✓

3.2 PART H2 – DAMP AND WEATHERPROOFING

Clause	Requirement	Complies	Detail Req'd prior to CC	Not Applicable
H2D1	Deemed to Satisfy Provisions		✓	
H2D2	Drainage		✓	
H2D3	Footings and slabs		✓	
H2D4	Masonry			✓
H2D5	Subfloor Ventilation			✓
H2D6	Roof and Wall Cladding		✓	
H2D7	Glazing		✓	
H2D8	External Waterproofing		✓	

3.3 PART H3 – FIRE SAFETY

Clause	Requirement	Complies	Detail Req'd prior to CC	Not Applicable
H3D1	Deemed to Satisfy Provisions		✓	
H3D2	Fire Hazard Properties and Non Combustible Building elements		✓	
H3D3	Fire Separation of External Walls		✓	
H3D4	Fire Protection of Separating Walls and Floors		✓	
H3D5	Fire Separation of garage top dwellings			✓
H3D6	Smoke Alarms and Evacuation Lighting		✓	

3.4 PART H4 – HEALTH AND AMENITY

Clause	Requirement	Complies	Detail Req'd	Not Applicable
H4D1	Deemed to Satisfy Provisions		✓	
H4D2	Wet Areas		✓	
H4D3	Materials and Installation of Wet Area Components and Systems		✓	
H4D4	Room Heights	✓		
H4D5	Facilities	✓		
H4D6	Light	✓		
H4D7	Ventilation	✓		
H4D8	Sound Insulations		✓	
H4D9	Condensation Management		✓	

3.5 PART H5 – SAFE MOVEMENT AND ACCESS

Clause	Requirement	Complies	Detail Req'd	Not Applicable
H5D1	Deemed to Satisfy Provisions			✓
H5D2	Stairway and Ramp Construction			✓
H5D3	Barriers and Handrails			✓

3.6 PART H6 – ENERGY EFFICIENCY

Clause	Requirement	Complies	Capable of Complying	Not Applicable
H6D1	Deemed to Satisfy Provisions		✓	
H6D2	Application of Part D6		✓	

3.7 PART H7 – ANCILLARY PROVISIONS

Clause	Requirement	Complies	Detail Req'd	Not Applicable
H7D1	Deemed to Satisfy Provisions			✓
H7D2	Swimming Pools			✓
H7D3	Construction In Alpine Areas			✓
H7D4	Construction in Bushfire Prone Areas			✓
H7D5	Heating Appliances			✓

4.0 BCA ASSESSMENT – STATEMENT

4.1 SUMMARY

We have reviewed the referenced plans and Certificates and in our opinion the subject unauthorised works comply with the Building Code of Australia 2022 Volume 2.

3.1 PART H1 - STRUCTURE

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
H1D1	**Deemed-to-Satisfy Provisions** (1)Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H1P1 and H1P2 are satisfied by complying with H1D2 to H1D11. (2)Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	For Reference
H1D2	**Structural provisions** A Class 1 or Class 10 building must be constructed in accordance with— (a)Section 2 of the ABCB Housing Provisions; or (b)the relevant provisions of H1D3 to H1D12; or any combination thereof.	Structural Engineers Advice is required. Structural Engineers Details & Structural Design Certificate prior to Construction Certificate
H1D3	**Site preparation** (1)Performance Requirement H1P1 is satisfied for earthworks associated with the construction of a building or structure if they are in accordance with Part 3.2 of the ABCB Housing Provisions, provided that the site is classified as A, S, M, H or E in accordance with 4.2.2 of the ABCB Housing Provisions and the work is undertaken in normal site conditions. (2)Performance Requirement H1P1 is satisfied for an earth retaining structure associated with the construction of a building or structure if it is designed and constructed in accordance with AS 4678. QLD H1D3(3)	Provide construction method in Project plans prior to Construction Certificate

	(3)Compliance with Part 3.4 of the ABCB Housing Provisions satisfies Performance Requirement H1P1 for termite risk management.	
H1D4	**Footings and slabs** (1)Performance Requirement H1P1 is satisfied for footings and slabs if they are installed in accordance with either (a) or (b): (a)One of the following: (i)AS 2870 except that for the purposes of Clause 5.3.3.1 of AS 2870 a damp-proofing membrane is required to be provided. (ii)AS 3600 except that barriers installed beneath slab on ground construction must have a high resistance to damage during construction. Subject to (2), Section 4 of the ABCB Housing Provisions. (2)Section 4 of the ABCB Housing Provisions may only be used where— (a)the footing is on a Class A, S or M site (classified in accordance with AS 2870) with a uniform bearing capacity; and (b)any slab— (i)is not more than 18 m long or wide; and (ii)does not contain permanent joints excluding construction joints; and (iii)is of a geometric shape containing only external right angles, other than a slab in (c); and (c)any footing and slab in (b) has not more than one re-entrant corner; and (d)the footing and slab are not constructed on soil classified as an aggressive soil type; and (e)the structure supported by the footing does not contain— (i)more than two trafficable floors; or (ii)a wall height exceeding 8 m, excluding any gable; and (f)the footing does not support more than one concrete slab; and (g)the building does not include wing walls or masonry arches unless they are detailed for movement in accordance with Cement Concrete and Aggregates Australia TN 61; and (h)single leaf earth or stone masonry walls do not exceed 3 m in height; and (i)the site is considered to be normal as defined in Part 3.2 of the ABCB Housing Provisions; and (j)the site is not located in an alpine area; and the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.	Structural Engineers Advice is required. Structural Engineers Details & Structural Design Certificate prior to Construction Certificate

H1D5	**Masonry** (1)Performance Requirement H1P1 is satisfied for masonry veneer if it is designed and constructed in accordance with— (a)AS 3700; or AS 4773.1 and AS 4773.2; or (c)Part 5.2 of the ABCB Housing Provisions provided— (i) the building is located in an area with a wind class of not more than N3; and (ii)masonry veneer walls— (A)are constructed on footings and/or slabs that comply with H1D4; and (B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and (iii)the building site soil classification is A, S or M in accordance with AS 2870; and (iv)the framing that the masonry wall is tied to complies with H1D6; and (v)the building is not constructed in an alpine area; and (vi)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements. (2)Performance Requirement H1P1 is satisfied for cavity brick unreinforced masonry if it is designed and constructed in accordance with: (a)AS 3700; or (b)AS 4773.1 and AS 4773.2; or (c)Part 5.3 of the ABCB Housing Provisions provided— (i)the building is located in an area with a design wind speed of not more than N3; and (ii)cavity masonry walls— (A)are constructed on footings and/or slabs that comply with H1D4; and (B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and (iii)the building site soil classification is A, S or M in accordance with AS 2870; and (iv)the building is not constructed in an alpine area; and (v)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements. (3)Performance Requirement H1P1 is satisfied for single leaf unreinforced masonry if it is designed and constructed in accordance with: (a)AS 3700; or (b)AS 4773.1 and AS 4773.2; or (c)Part 5.4 of the ABCB Housing Provisions provided— (i)the building is located in an area with a design wind speed of not more than N3; and	Structural Engineers Advice is required. Structural Engineers Details & Structural Design Certificate prior to Construction Certificate

	(ii)single leaf unreinforced masonry walls— (A)are constructed on footings and/or slabs that comply with H1D4; and (B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and (iii)the building site soil classification is A, S or M in accordance with AS 2870; and (iv)the building is not constructed in an alpine area; and (v)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements. (4)Performance Requirement H1P1 is satisfied for reinforced masonry if it is designed and constructed in accordance with: (a)AS 3700, except— (i)'(for piers—isolated or engaged)' is removed from clause 8.5.1(d); and (ii)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700; or (b)AS 4773.1 and AS 4773.2. (5)Performance Requirement H1P1 is satisfied for an isolated masonry pier system if it is designed and constructed in accordance with one of the following, as appropriate: (a)AS 3700, except— (i)'(for piers—isolated or engaged)' is removed from clause 8.5.1(d); and (ii)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700. (b)AS 4773.1 and AS 4773.2. (c)Part 5.5 of the ABCB Housing Provisions provided— (i)the building is located in an area with a wind class of not more than N3; and (ii)isolated piers are constructed on footings and/or slabs that comply with H1D4; and (iii)masonry units comply with 5.6.2(4) of the ABCB Housing Provisions and have a minimum compressive strength of— (A)6.2 MPa for solid or cored units; or (B)15 MPa for hollow units; and (iv)the roof structure and any walls provide the required lateral bracing for the top of the isolated pier when determined in accordance with AS 3700, except—	

	(A)‘(for piers—isolated or engaged)’ is removed from clause 8.5.1(d); and (B)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700; and (v)the building site soil classification is A, S or M in accordance with AS 2870; and (vi)the building is not constructed in an alpine area; and (vii)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements. (6)Performance Requirement H1P1 is satisfied for masonry accessories if they are constructed and installed in accordance with: (a)AS 3700; or (b)AS 4773.1 and AS 4773.2. (c)Part 5.6 of the ABCB Housing Provisions provided— (i)the building is located in an area with a wind class of not more than N3; and (ii)the building is not constructed in an alpine area; and the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements	
H1D6	**Framing** (1)Diagrams depicting framing members and associated terminology used to describe them are set out in Figures H1D6c, H1D6d and H1D6e, and in most cases are applicable for both steel and timber frame members. (2)Terminology and spacing for structural steel members are set out in Tables H1D6a and H1D6b, and Figures H1D6a, H1D6b and H1D6f. (3)Performance Requirement H1P1 is satisfied for steel framing if it is designed and constructed in accordance with one of the following: (a)Residential and low-rise steel framing: (i)Design: NASH Standard ‘Residential and Low-Rise Steel Framing’ Part 1. (ii)Design solutions: NASH Standard ‘Residential and Low-Rise Steel Framing’ Part 2. (b)Steel structures: AS 4100. (c)Cold-formed steel structures: AS/NZS 4600. (4)Performance Requirement H1P1 is satisfied for timber framing if it is designed and constructed in accordance with the following, as appropriate: (a)Design of timber structures: AS 1720.1.	Structural Engineers Details & Structural Design Certificate prior to Construction Certificate

	(b)Design of nailplated timber roof trusses: AS 1720.5. (c)Residential timber-framed construction – non-cyclonic areas: AS 1684.2 or AS 1684.4. (d)Residential timber-framed construction – cyclonic areas: AS 1684.3. (e)Installation of particleboard flooring: AS 1860.2. (5)Performance Requirement H1P1 is satisfied for structural steel sections if they are designed and constructed in accordance with one of the following: (a)Steel structures: AS 4100. (b)Cold-formed steel structures: AS/NZS 4600. (c)For structural stability, strength and deflection, and subject to (6), Part 6.3 of the ABCB Housing Provisions. (d)For corrosion protection, clause 6.3.4 of Part 6.3 of the ABCB Housing Provisions. (6)For the purposes of (5)(c), Part 6.3 of the ABCB Housing Provisions may only be used where— (a)the building is located in an area with a wind class of not more than N3; and (b)the first dimension of steel sections is installed vertically; and (c)all loads are evenly distributed (unless otherwise noted or allowed for); and (d)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements; and (e)the structural steel members are not subject to snow loads; and (f)the structural steel members are in buildings within geometric limits set out in clause 1.2 of AS 4055. (7)The use of structural software is subject to the following: (a)Structural software used in computer aided design of a building or structure, that uses design criteria based on the Deemed-to-Satisfy Provisions of Section H, including its referenced documents, for the design of steel or timber trussed roof and floor systems and framed building systems, must comply with the ABCB Protocol for Structural Software. (b)Structural software referred to in (a) can only be used for buildings within the following geometric limits: (i)The distance from ground level to the underside of eaves must not exceed 6 m. (ii)The distance from ground level to the highest point of the roof, neglecting	

	chimneys, must not exceed 8.5 m. (iii)The building width including roofed verandahs, excluding eaves, must not exceed 16 m. (iv)The building length must not exceed five times the building width. (v)The roof pitch must not exceed 35 degrees. (c)The requirements of (a) do not apply to design software for individual frame members such as electronic tables similar to those provided in— (i)AS 1684; or NASH Standard – Residential and Low-Rise Steel Framing, Part 2.	
H1D7	**Roof and wall cladding** (1)Diagrams depicting relevant roofing and supporting members and associated terminology used to describe them are set out in Figure H1D7a and Figure H1D7b. (2)Performance Requirement H1P1 is satisfied for sheet roofing if it complies with one or a combination of the following: (a)Metal roofing: (i)AS 1562.1; and (ii)in wind regions C and D in accordance with Figure 2.2.3 in Section 2 of the ABCB Housing Provisions (cyclonic areas), metal roof assemblies, their connections and immediate supporting members must be capable of remaining in position notwithstanding any permanent distortion, fracture or damage that might occur in the sheet or fastenings under the pressure sequences A to G defined in Table H1D7. (b)Plastic sheet roofing: AS 1562.3. (c)Metal sheet roofing: Part 7.2 of the ABCB Housing Provisions, provided the building is located in an area with a wind class of not more than N3. (3)Performance Requirement H1P1 is satisfied for roof cladding if it complies with one or a combination of the following: (a)Terracotta, fibre-cement and timber slates and shingles: AS 4597. (b)For roof tiles— (i)AS 2050; or (ii)Part 7.3 of the ABCB Housing Provisions, provided— (A)the building is located in an area with a wind class of not more than N3; and (B)the roof tiles comply with AS 2049; and (C)the roof has a pitch of not less than 15 degrees and not more than 35 degrees. (4)Performance Requirement H1P1 is satisfied for timber and composite wall cladding if it is designed and constructed in accordance with— (a)for autoclaved aerated concrete wall cladding, AS 5146.1; or	Provide construction method in Project plans prior to Construction Certificate.

	(b)for wall cladding, Part 7.5 of the ABCB Housing Provisions. (5)Performance Requirement H1P1 is satisfied for a metal wall cladding if it is designed and constructed in accordance with AS 1562.1.	
H1D8	**Glazing** (1)Performance Requirement H1P1 is satisfied for glazing and windows if they are— (a)designed and constructed in accordance with AS 2047 for glazed assemblies in an external wall including— (i)windows, other than those listed in (2); and (ii)sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame; and (iii)adjustable louvres; and (iv)window walls with one-piece framing; and (b)installed such that they comply with— (i)AS 2047; and Part 8.2 of the ABCB Housing Provisions, provided that they are— (A) in buildings that are within the geometric limits set out in clause 1.2 of AS 4055; and (B)located in an area with a wind class of not more than N3. (2)Performance Requirement H1P1 is satisfied for glazing in glazed assemblies if it— (a)complies with Part 8.3 of the ABCB Housing Provisions; or (b)is designed and constructed in accordance with AS 1288 for all glazed assemblies not covered by (1) and the following glazed assemblies: (i)All glazed assemblies not in an external wall. (ii)Revolving doors. (iii)Fixed louvres. (iv)Skylights, roof lights and windows other than in the vertical plane. (v)Sliding and swinging doors without a frame. (vi)Windows constructed on-site and architectural one-off windows, which are not design tested in accordance with AS 2047. (vii)Second-hand windows, re-used windows and recycled windows. (viii)Heritage windows. (ix)Glazing used in balustrades and overhead glazing. (3)Performance Requirement H1P1(4) is satisfied for glazed assemblies at risk of	Provide construction method in Project plans prior to Construction Certificate.

	human impact if they— (a)are designed, constructed and installed in accordance with— (i)for glass, AS 1288; and (ii)for windows, AS 2047; or (b)comply with Part 8.4 of the ABCB Housing Provisions.	
H1D10	**Flood hazard areas** Performance Requirement H1P2 for a Class 1 building constructed in a flood hazard area is satisfied if the building is constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.	For reference

3.1 PART H2 – DAMP AND WEATHERPROOFING

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
H2D3	**Footings and slabs** Performance Requirement H2P3 is satisfied for footings and slabs if they are installed in accordance with H1D4(1)(a) or (b).	Provide construction method in Project plans prior to Construction Certificate.
H2D6	**Roof and wall cladding** (1)Performance Requirement H2P1 is satisfied for gutters and downpipes if they are designed and constructed in accordance with one of the following: (a)Subject to (2), AS/NZS 3500.3. (b)Subject to (2) and (3), Part 7.4 of the ABCB Housing Provisions. (2)The requirements of (1) do not apply to the removal of surface water from a storm having an annual exceedance probability of 1% for a Class 10 building where in the particular case there is no necessity for compliance. VIC H2D6(3) (3)Part 7.4 of the ABCB Housing Provisions— (a)may only be used provided the roof drainage system is connected to a stormwater drainage system that complies with H2D2; and (b)excludes box gutters. (4)Performance Requirement H2P2 is satisfied for roof and wall cladding if it is in accordance with H1D7(2), (3), (4) or (5) as appropriate.	Provide construction method in Project plans prior to Construction Certificate.
H2D7	**Glazing** [2019: 3.6] Performance Requirement H2P2 is satisfied for weatherproofing for glazing if it is in accordance with H1D8(1).	Provide construction method in Project plans prior to Construction Certificate.
H2D8	**External waterproofing** (1)Performance Requirement H2P2 is satisfied for the design and construction of external waterproofing for roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building provided— (a)membranes used in the external waterproofing system comply with AS 4654.1; and	Provide construction method in Project plans prior to Construction Certificate.

	(b)the design and installation of the external waterproofing system is in accordance with AS 4654.2. (2)The requirements of (1) apply to— (a)roofing systems other than those complying with H1D7(2) and (3); and (b)terraces, balconies and the like other than— (i)a concrete slab that has a minimum step-down of 50 mm below the internal floor level; or (ii)a suspended concrete slab— (A)where the subfloor space is not used for habitable or non-habitable purposes; and (B)that has a minimum step-down of 50 mm below the internal floor level; or (iii)spaced decking in conjunction with framing members that are suitable for external use.	

PART H3 – FIRE SAFETY

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
H3D2	**H3D2 Fire hazard properties and non-combustible building elements** [2019: 3.7.1] (1)The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible material is required: (a)Plasterboard. (b)Perforated gypsum lath with a normal paper finish. (c)Fibrous-plaster sheet. (d)Fibre-reinforced cement sheeting. of-Flame Index of the product is not more than 0. Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thick and where the (e)Spread- (f)Sarking-type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5. (g)Bonded laminated materials where— (i)each lamina, including any core, is non-combustible; and (ii)each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and (iii)the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively. (2)The fire hazard properties of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, must comply with the following: (a)Sarking-type materials used in the roof must have a Flammability Index not greater than 5. (b)Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS 4254.1.	The materials within the cavity at the junction of the fire separating wall and the materials at the ridge and within the eave are required to be Deemed Non Combustible.
H3D3	**H3D3 Fire separation of external walls** [2019: 3.7.2] Compliance with Part 9.2 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire separation of external walls.	The External wall system is generally compliant in its setbacks from the property boundary The carport raises an anomaly in that • It is positioned a minimum of 500mm from the property

		boundary however • The car port is presumably shared by each tenancy and raises a technical non compliance as its structure is within 1.8m of either dwelling
H3D4	**H3D4 Fire protection of separating walls and floors** [2019: 3.7.3] Compliance with Part 9.3 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire protection of separating walls and floors. **9.3.1 Separating walls** [2019: 3.7.3.2] (1)A separating wall between Class 1 buildings, or a wall that separates a Class 1 building from a Class 10a building which is not associated with the Class 1 building must— (a)be constructed— (i)having an FRL of not less than 60/60/60; or (ii)of masonry not less than 90 mm thick; and (b)commence at the footings or ground slab (see Figure 9.3.1a), except for horizontal projections to which 9.3.4 applies (see Figure 9.3.4); and (c)extend— (i)if the building has a non-combustible roof covering, to the underside of the roof covering (see Figure 9.3.1a and Figure 9.3.1b); or 9.3.1a); and if the building has a combustible roof covering, to not less than 450 mm above the roof covering (see (ii)Figure (d)comply with (2) to (5) and 9.3.2 as applicable. (2)A separating wall of lightweight construction must be tested in accordance with Specification 6. (3)A separating wall complying with (1)(c)(i)— (a)must not be crossed by timber or other combustible building elements except for roof battens with dimensions of 75 x 50 mm or less, or roof sarking; and (b)must have any gap between the top of the wall and the underside of the roof covering packed with mineral fibre or other suitable material. (4)Where a building has a masonry veneer external wall, any gap between the separating wall and the external masonry veneer must be— (a)not more than 50 mm; and (b)packed with a mineral fibre or other suitable fire-resisting material with the	

packing arranged to maintain any weatherproofing requirements of H2D4.
(5)Eaves, verandahs and similar spaces that are open to the roof space and are common to more than one Class 1 dwelling must be separated by a non-combustible vertical lining

Figure 9.3.1a: Separating wall construction

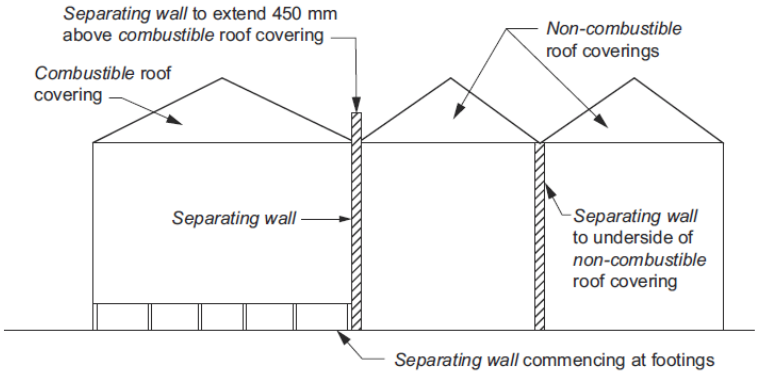
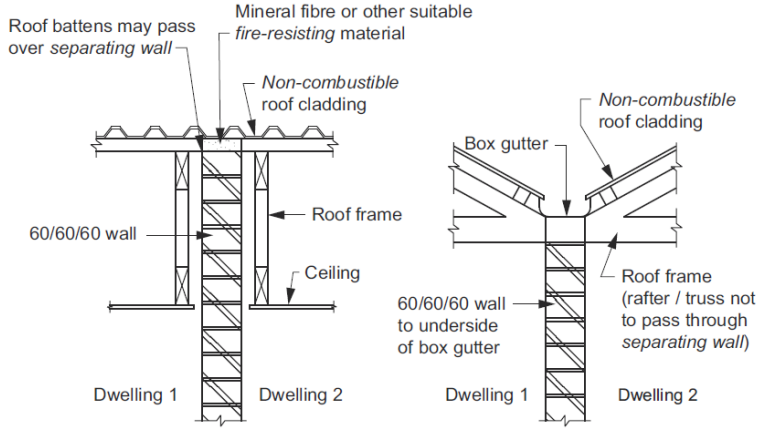
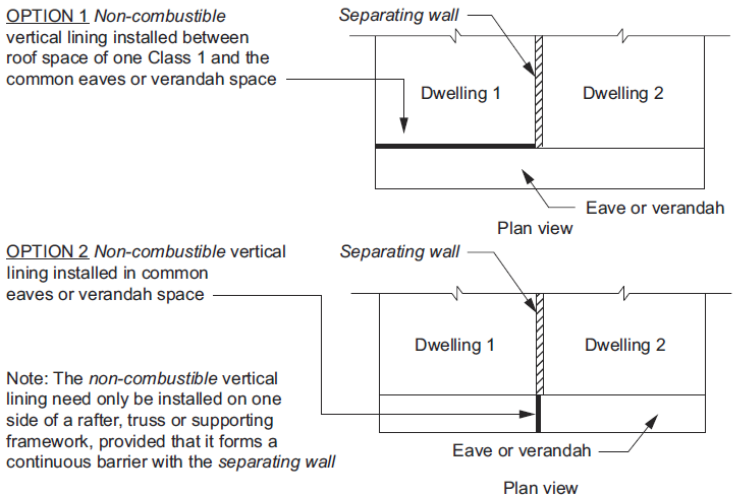


Figure 9.3.1b: Separating wall construction — Underside of non-combustible roof cladding (diagram 1)



(a) Wall parallel to roof frame **(b) Wall at right-angles to roof frame**

Figure 9.3.1c: Separating wall construction — Underside of non-combustible roof cladding (diagram 2)



9.3.2 Services in separating walls

[2019: 3.7.3.3]

(1)Any service opening, other than those listed in (2), (3) and (4), in a separating wall must have construction with an FRL of not less than -/60/60.

(2)If an electrical wire or cable penetrates a separating wall—

(a)the service and building element at the penetration must— (i)be identical with a prototype assembly that has been tested in accordance with AS 4072.1 and AS 1530.4 and achieve an FRL of not less than -/60/60; or

(ii)differ from a prototype assembly of the service and building element in accordance with AS 4072.1; or

(b)the service must be installed so that— (i)the opening is neatly formed, cut or drilled and no closer than 50 mm to any other service; and

(ii)the opening is no larger in cross-section than— (A)2000 mm2 if only a single cable is accommodated and the gap between the cable and the wall is no wider than 15 mm; or

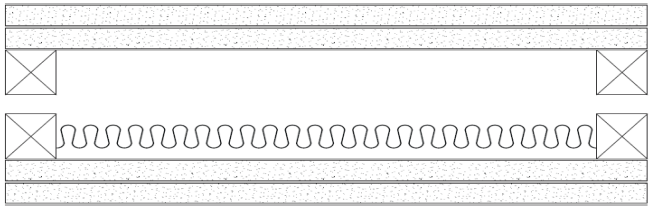
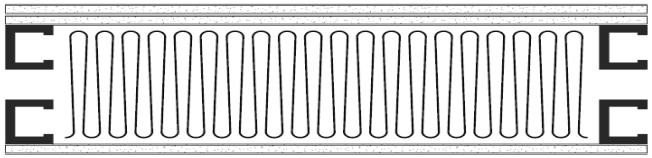
(B)500 mm2 in any other case; and

(iii)any gap between the service and the wall is packed with mineral fibre or other

	suitable fire-resisting material. (3)If an electrical switch, outlet, socket or the like is accommodated in a separating wall— (a)the service and building element at the penetration must— (i)be identical with a prototype assembly which has been tested in accordance with AS 4072.1 and AS 1530.4 and achieve an FRL of not less than -/60/60; or (ii)differ from a prototype assembly of the service and building element in accordance with AS 4072.1; or (b)the service must be installed so that— (i)the opening or recess— (A)is not located opposite any point within 300 mm horizontally or 600 mm vertically of any opening or recess on the opposite side of the wall; or (B)does not extend beyond half the thickness of the wall; and (ii)any gap between the service and the wall is packed with mineral fibre or other suitable fire-resisting material. (4)Other than where a tested system is used in accordance with (3)(a), if an electrical switch, socket, outlet or the like is accommodated in a hollow separating wall, the cavity immediately behind the service must be framed and packed with mineral fibre or other suitable fire-resisting material	
H3D6	**Smoke alarms and evacuation lighting** [2019: 3.7.5] (1)Compliance with Part 9.5 of the ABCB Housing Provisions satisfies Performance Requirement H3P2 for smoke alarms and evacuation lighting. (2)For the purposes of (1), a Class 1 building includes a Class 10a private garage located above or below the Class 1 building.	Smoke alarm installation must comply with AS 3786. Smoke alarms are required to be hardwired with battery back up and positioned in a hallway (or area) adjacent to the bedrooms Provide construction method in Project Specification prior to Construction Certificate

3.1 PART H4 – HEALTH AND AMENITY

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
H4D2	**Wet areas** Compliance with AS 3740 or Part 10.2 of the ABCB Housing Provisions satisfies Performance Requirement H4P1 for wet areas provided the wet areas are protected in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions.	For Reference
H4D3	**Materials and installation of wet area components and systems** Performance Requirement H4P1 is satisfied for materials and the installation of wet area components and systems if— (a)building elements in wet areas are water resistant or waterproof in accordance with clauses 10.2.1 to 10.2.6 of the ABCB Housing Provisions; and (b)they comply with either— (i)AS 3740 and clause 10.2.12 of the ABCB Housing Provisions; or 10.2.7 to 10.2.32 of the ABCB Housing Provisions.	Provide construction method in Project Specification prior to Construction Certificate.
H4P6	**Sound insulation** [2019: P2.4.6] (1)Walls separating dwellings must, to provide insulation against the transmission of airborne sound, have a weighted standardised level difference with spectrum adaptation term (DnT,w+Ctr) not less than 45. (2)Walls separating a bathroom, sanitary compartment, laundry or kitchen in a dwelling from a habitable room (other than a kitchen) in an adjoining dwelling, must provide insulation against impact generated sound sufficient to prevent illness or loss of amenity to the occupants. (3)The required sound insulation of walls must not be compromised by the incorporation or penetration of a pipe or other service element. **10.7.8 Acceptable forms of construction for timber and steel framed walls** [2019: Table 3.8.6.1d] (1)Acceptable forms of construction for timber and steel framed walls are set out in (2) and (3). (2)Two rows of 90 mm x 35 mm timber studs or two rows of 64 mm steels studs at 600 mm centres with— (a)an air gap not less than 20 mm between the rows of	Provide construction method in Project Specification prior to Construction Certificate.

	studs; and (b)50 mm thick glass wool insulation or 60 mm thick polyester insulation with a density of 11 kg/m³, positioned between one row of studs, and (c)two layers of 13 mm fire protective grade plasterboard or one layer of 6 mm fibre cement sheet and one layer of 13 mm fire protective grade plasterboard, fixed to outside face of studs, has an Rw + Ctr of not less than 50, if constructed in accordance with Figure 10.7.8a. (3)Two rows of 64 mm steel studs at 600 mm centres with— (a)an air gap not less than 80 mm between the rows of studs; and (b)200 mm thick polyester insulation with a density of 14 kg/m3 positioned between studs; and (c)one layer of 13 mm fire-protective grade plasterboard and one layer 13 mm plasterboard on one outside face and one layer of 13 mm fire-protective grade plasterboard on the other outside face, has an Rw + Ctr of not less than 50, if constructed in accordance with Figure 10.7.8b. Figure 10.7.8a: Two rows of 90 mm x 35 mm timber studs or two rows of 64 mm steels studs at 600 mm centres  Figure 10.7.8b: Two rows of 64 mm steel studs at 600 mm centres 	
H4D9	**Condensation management** Compliance with Part 10.8 of the ABCB Housing Provisions satisfies Performance	Provide construction method in Project Specification prior to Construction Certificate.

	Requirement H4P7 for condensation management. **10.8.1 External wall construction** [2019: 3.8.7.2] (1)Where a pliable building membrane is installed in an external wall, it must— (a)comply with AS 4200.1; and (b)be installed in accordance with AS 4200.2; and (c)be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. (2)Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than— (a)in climate zones 4 and 5, 0.143 µg/N.s; and (b)in climate zones 6, 7 and 8, 1.14 µg/N.s. (3)Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity. **10.8.2 Exhaust systems** [2019: 3.8.7.3] (1)An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— (a)25 L/s for a bathroom or sanitary compartment; and (b)40 L/s for a kitchen or laundry. (2)Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air. (3)Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air. (4)An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must— (a)be interlocked with the room's light switch; and (b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. (5)Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air— (a)via openings to an adjacent room with a free area of 14,000 mm2; or in	Cavity Sarking or insulation must be Permeable – Test Certificates for the proposed products will be required The Mechanical Exhaust system must achieve compliance with AS 1668 and the following parameters (a)25 L/s for a bathroom or sanitary compartment; and (b)40 L/s for a kitchen or laundry.

	accordance with AS 1668.2. (6)Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.	

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