



**PRIVATE
CERTIFIERS
AUSTRALIA**

Certainty through precision

Building Code of Australia

Design Compliance Report

New Mixed Use Building

Client :Urban Partners

Project Address : 21 Whistler Street Manly

Revision History & Quality Management




DATE	REVISION	STATUS	AUTHOR	SIGNATURE
25/9/2018	V1	draft	Grant Harrington	
28/9/2018	V2	Final	Grant Harrington	
26/10/2022	V3.1	Section 4.55	Grant Harrington	

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1 Introduction

1.1 Background / Proposal

Private Certifiers Australia Pty Ltd (PCA) has been commissioned by Wolski Coppin Architects to provide a BCA Compliance Report. The proposal is for Demolition of Existing building and construction of a mixed use commercial and residential building with basement car parking. This report is a revision of the original report for the purpose of a Section 4.55 application. The changes in the NCC versions from the first report to this report is NCC 2016 – NCC 2019.1.

The NCC will change again in May of 2023, but it is not envisaged that the below clauses will be impacted and will remain relevant. There is however some provision to do with the façade inclusions and acceptance of DTS materials which will be adopted to alleviate the need for a performance solution for the façade.

The building will be subject to the Design and Practitioners Act and will require a regulated design for the Construction Certificate stage.

The architect has indicated that they are to pursue the following alternate solutions for the site given the tight boundaries.

- 1) Protection of openings within 3m of the boundary – C3.4 Cp2
- 2) Deletion of smoke lobby ground floor between lift lobby and FIS discharge D1.7 (d) & (c) DP5
- 3) Letter boxes in the fire isolated passageway from the FIS D2.7 (d)
- 4) Retention of glass doors to the lift lobby C3.8 in lieu of fire rated doors
- 5) Mechanical shaft not enclosed at the bottom garage Spec C 1.1 C2.7
- 6) Use of car stackers and car hoist in basement E1.10 provisions for special hazards
- 7) Single exit out of basement D1.2 DP4
- 8) External Façade performance solution F1.0 as there is no DTS for exterior walls

PCA has identified the appropriate performance clauses that must be demonstrated for compliance to be met. The BCA is a performance document and any performance solution should be prepared by a C10 Fire Engineer. A cursory review of the Architects submission on the above it would not be unreasonable to accept the performance solution should it be appropriately submitted in accordance with the principals of the International Fire Engineering Guidelines IFEG.

The apart from the above the building is capable of complying with the performance provisions

1.2 Aim

The purpose of this report is to provide a BCA Compliance Report for the submission of the Development Application.

1.3 The Project Team

The following PCA team members have contributed to this report:

- Grant Harrington, Director, Grade A1 Unrestricted BDC 0170

1.4 Documentation

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report

- BCA 2019.1
- Guide to the BCA 2019.1
- The plans assessed are all dated 10/10/2022 01, 02 (e), 03, 04, 05, 06, 07 (d), 08, 09 (b), 10, 11, 12, 13 (c) produced by Wolski Coppin Architects

1.5 Regulatory Framework

Pursuant to clause 145 of the Environmental Planning and Assessment (EPA) Regulation 2000 all new building work must comply with the current BCA however the existing features of an existing building need not comply with the BCA unless upgrade is required by other clauses of the legislation.

Clause 143(3) of the EPA Regulation 2000 prevents a certifying authority from issuing a construction certificate if the proposed new work will result in a reduction to the fire protection and structural capacity of the building.

1.6 Limitation & Exclusions

The limitations and exclusions of this report are as follows:

- The following assessment is based upon a review of the architectural documentation.
- No assessment has been undertaken with respect to the Disability Discrimination Action (DDA) 1992. The building owner should be satisfied that their obligations under the DDA have been addressed.
- The report does not address matters in relation to the following:

1.6.1.1.1 Local Government Act and Regulations.

- a) NSW Public Health Act 1991 and Regulations
- b) Occupation Health and Safety (OH&S) Act and Regulations
- c) Work Cover Authority requirements.
- d) Water, drainage, gas, telecommunications and electricity supply authority requirements.

- PCA do not guarantee acceptance of this report by Local Council, NSW Fire Brigades or other approval authorities.
- No part of this document may be reproduced in any form or by any means without written permission from PCA. This report is based solely on client instructions, and therefore, should not be used by any third party without prior knowledge of such instructions.

1.7 Terminology

Alternative Solution

A building solution which complies with the Performance Requirements other than by reason of satisfying the DtS Provisions.

Building Code of Australia (BCA)

Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW (NSW) under the provisions of the EPA Act and Regulation. Building regulatory legislation stipulates that compliance with the BCA Performance Requirements must be attained and hence this reveals BCA's performance based format.

1.8 Construction Certificate

Building Approval issued by the Certifying Authority pursuant to Part 4A of the EP&A Act 1979.

Construction Type

The construction type is a measure of a buildings ability to resist a fire. The minimum type of fire resisting construction of a building must be that specified in Table C1.1 and Specification C1.1 except as follows for:

- 1.8.1.1.1 certain Class 2, 3 or 9c buildings in C1.5; and
- 1.8.1.1.2 a Class 4 part of a building located on the top storey in C1.3(b); and
- 1.8.1.1.3 open spectator stands and indoor sports stadiums in C1.7.

Note: Type A construction is the most fire-resistant and Type C the least fire-resistant of the types of construction.

Climatic Zone

Is an area defined in BCA Figure A1.1 and in Table A1.1 for specific locations, having energy efficiency provision based on a range of similar climatic characteristics

Deemed to Satisfy Provisions (DtS)

Provisions which are deemed to satisfy the Performance Requirements.

Effective Height

The height to the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units) from the floor of the lowest storey providing direct egress to a road or open space.

Fire Resistance Level (FRL)

The grading periods in minutes for the following criteria:

- a) structural adequacy; and
 - b) Integrity; and
 - c) Insulation,
- and expressed in that order.

Fire Source Feature (FSF)

The far boundary of a road which adjoins the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.

National Construction Code Series (NCC)

The NCC was introduced 1 May 2011 by the Council of Australian Governments. The BCA Volume One (Class 2 to 9 Buildings) is now referenced as the National Construction Code Series Volume One – BCA.

Occupation Certificate

Building Occupation Approval issued by the Principal Certifying Authority pursuant to Part 4A of the EPA Act 1979.

Open Space

A space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.

Performance Requirements of the BCA

A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance Requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by:

- a) Complying with the DtS Provisions; or
- b) Formulating and Alternative Solution which –
 - (i) Complies with the Performance Requirements; or
 - (ii) Is shown to be at least equivalent to the DtS Provisions; or
- c) A combination of a) and b).

Sole Occupancy Unit (SOU)

A roof or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes a dwelling.

2 Building Characteristics

2.1 Building Classification

The following table presents a summary of relevant building classification items of the proposed building development:

• BCA Classification:	Class 2, Class 6 retail Class 7a Car parking,
• Proposed Use:	Retail, Residential
• Rise in Storeys:	Rise in storeys of four (5)
• Effective Height:	13.1m
• Type of Construction:	Type A Construction
• Climate Zone:	Zone 5
• Maximum Floor Area/Volume:	Relevant only to the 7a & 5 parts. See below
• Planning Zoning	Unknown

2.2 Floor Area / Volume

Maximum size of fire compartment is:

Classification		Type A
7a , 5	Max floor area	5,000m ²
	Max volume	30,000m ³

2.3 Fire Source Feature

The distances from the nearest Fire Source Features are:

Boundary	Distance to Fire Source Feature
North	Zero setback to northern boundary
South	Zero setback to southern boundary
East	Zero setback to eastern boundary
West	Zero setback to western boundary

3 BCA Assessment

3.1 BCA Deemed to Satisfy Compliance Issues

The following comments have been made in relation to the relevant BCA provisions relating to the compliance issues associated with the proposed new mixed use residential building.

3.1.1 Section A – Classification of Building & Structures

3.1.1.1 Clause A3.1 – Principles of Classification

The classification of a building or part of a building is determined by the purpose for which it is designed, constructed or adapted to be used.

3.1.1.2 Clause A3.3 – Multiple Classification

Each part of a building must be classified separately and where these parts have different purposes – if not more than 10% of the floor area of a storey – being the minor use, is used for a purpose which is a different classification applying to the major use, may apply to the whole storey.

Note 1: This provision does not apply to certain minor uses as set out in this clause, such as Class 3 or a laboratory.

Note 2: a plant room, lift room, boiler room or the like must take the classification of the part of the building in which it is situated.

Comments: Noted

3.1.2 Section B – Structure

3.1.2.1 Part B1 – Structural Provisions

Structural engineering details prepared by an appropriately qualified structural engineer to be provided to demonstrate compliance with Part B1 in relation to the new structural elements of the building.

Comments: Details are to be provided confirming that the design achieves compliance with the following is required at the time of S109R Certification, inclusive of reference to the following Australian Standards (where relevant):

1. AS 1170.0-2002 General Principles
2. AS1170.1-2002, including certification for balustrading (dead and live loads)
3. AS1170.2-2002 Wind loads
4. AS1170.4-2007 Earthquake loads
5. AS3700-2001 Masonry code
6. AS3600-2009 Concrete code
7. AS4100-1998 Steel Structures and/or
8. AS4600-2005, Cold formed steel
9. AS2047-1999 Windows in buildings
10. AS1288-2006 Glass in buildings

3.1.3 Section C – Fire Resistance

Part C1 Fire Resistance and Stability

3.1.3.1 Clause C1.1 – Type of Construction Required

The minimum type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1 except as allowed for in this clause.

Comments: Type A construction is required.

3.1.3.2 **Clause C1.2 – Calculation of Rise in Storey**

The rise in storeys of a building is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space calculated in accordance with the requirements set out in this clause.

3.1.3.3 **Clause C1.3 – Building of Multiple Classifications**

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. This clause also contains exceptions in relation to Class 4 parts.

Comments: Type A construction is required.

3.1.3.4 **Clause C1.10 – Fire Hazard Properties**

The fire hazard properties of the following linings, materials and assemblies in a Class 2 to 9 building must comply with Specification C1.10 and the additional requirements of the NSW Provision of the Code.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building fixtures and finishes prior to the issue of the CC for consideration by the Certifying Authority.

Part C2 Compartment and Separation

3.1.3.5 **Clause C2.1 – Application of Part**

C2.2, C2.3 & C2.4 do not apply to a carpark provided with a sprinkler system complying with Specification E1.5, an open deck carpark or an open spectator stand.

Comments: The carpark is not provided with a sprinkler

3.1.3.6 **Clause C2.6 – Vertical Separation of Openings in External Walls**

If in a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450mm outside the lower opening (measured horizontally), the openings must be separated by a horizontal or vertical spandrel with an FRL of 60/60/60, and for the purposes of C2.6, window or other opening means that part of the external wall of a building that does not have an FRL of 60/60/60 or greater.

Comments: This clause is applicable. Given that the building is now sprinkler protected then if a AS2118.4 residential sprinkler is use then the spandrels are not required. **If the building has a sprinkler system which is a FPAA101D or FPAA101H then the spandrels are still required.**

Figure C2.6(2)
EXAMPLE SHOWING USE OF SLAB OR HORIZONTAL CONSTRUCTION TO SEPARATE EXTERNAL WINDOW OPENINGS

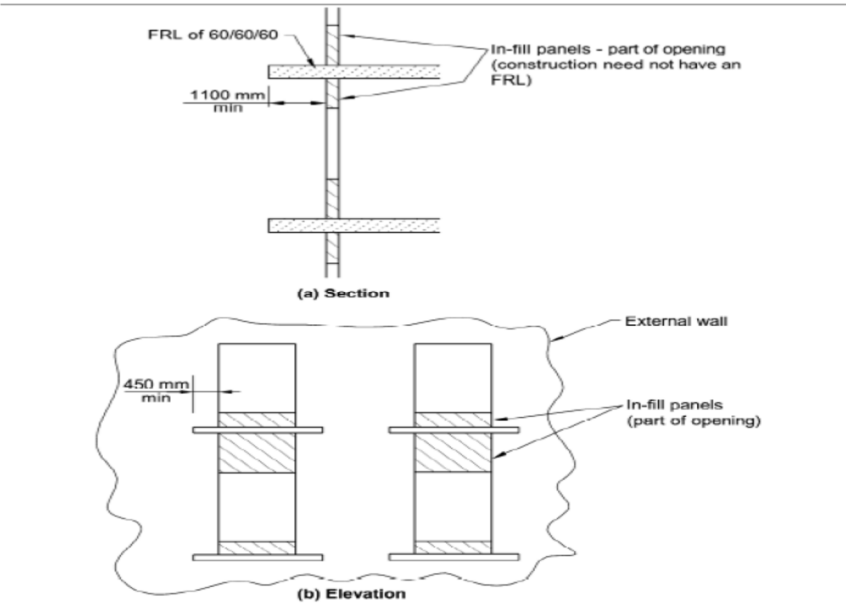


DIAGRAM 1

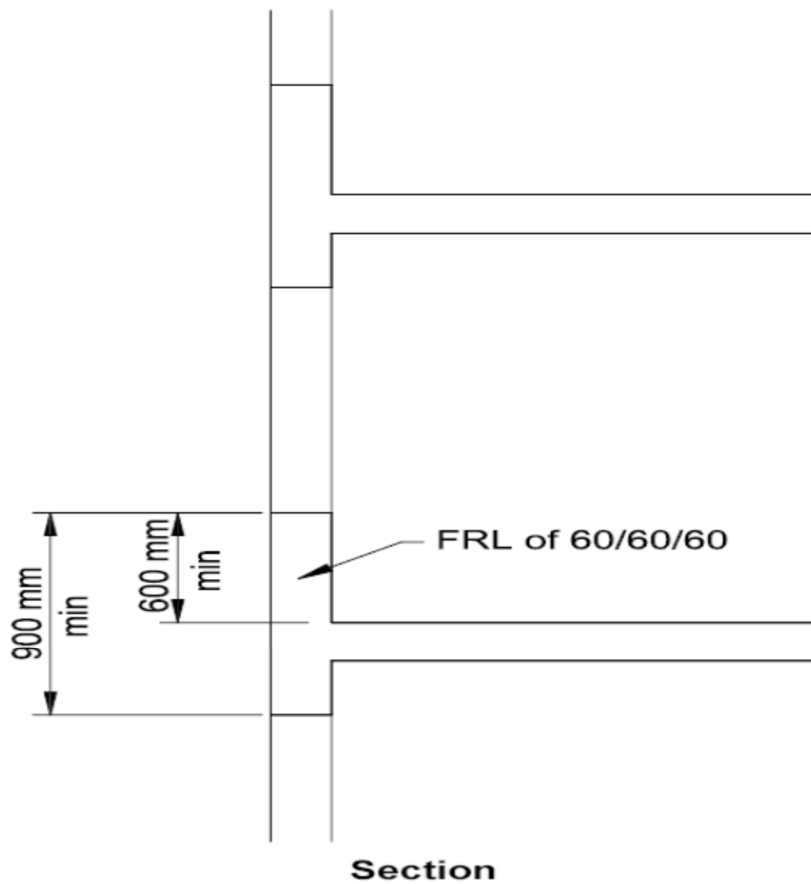


DIAGRAM 2

3.1.3.7 Clause C2.8 – Separation of Classifications in the Same Storey

If a building has parts of different classifications located alongside one another in the same storey, each element must have the required higher FRL for the classifications concerned.

Alternatively, the parts must be separated by a fire wall having the higher FRL for the classifications prescribed in Table 3 or 4 of BCA Specification C1.1 (for Type A or Type B Construction), or Table 5 for Type C Construction.

Concessions are available for some car parks.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. The FRL required for the retail space is "FRL 180, it is noted that the Fire Isolated stair discharges to the ground floor and this will require further consideration and FRL's

3.1.3.8 **Clause C2.9 – Separation of Classification in Different Storeys**

Separation between parts of a building which are of a different classification situated one above another, to minimise the risk of a fire in one classification causing the failure of building elements in another classification in a different storey.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. The FRL of the slab for the retail space is to be FRL 180.

3.1.3.9 **Clause C 2.10 – Separation of Lift Shafts**

Applies to all classes of buildings and specifies the protection requirements for openings for lift shafts and lift landing doors.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. The FRL of the lift and stair shafts is 120/120/120. The lift and stair shafts are separated

3.1.3.10 **Clause C2.12 – Separation of Equipment**

Comments: Equipment as listed below must be separated from the remainder of the building with construction that achieves and FRL of 120/120/120 and doorways being self-closing -/120/30 fire doors.

- Lift motors and lift control panels; or
- Emergency generators used to sustain emergency equipment operating in the emergency mode; or
- Central smoke control plant; or
- Boilers; or
- A battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours.

Separation of on-site fire pumps must comply with the requirements of AS 2419.1.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. PCA is of the opinion that the building will required a hydrant system as the floor area is over 500 sqm therefore hydrant pumps may be required, the basement has a pump room and hence the separation of the stair and pump room will have to achieve the above FRL of 120/120/120. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.3.11 Clause C2.13 – Electricity Supply System

Confirmation is to be provided for respective fire ratings, and also for the design of the required electrical services, as follows:

The following areas are to fire separated from the remainder of the building by construction that achieves a FRL of 120/120/120:

- An electricity substation located within a building.
- A main switchboard which sustains emergency equipment operating in the emergency mode.
- If electrical conductors located within a building supply a substation (located within the building) which also supplies the main switchboard; or they supply the main switchboard itself must be fire separated by a construction that achieves 120/120/120 or alternatively:
 - Have a classification in accordance with AS/NZS 3013 of not less than –
 - If located in a position that could be subject to damage by motor vehicles – WS53W; or
 - Otherwise – WS52W.
- Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment switchgear is separated from the non-emergency equipment switchgear by metal partitions designed to minimise the spread of fault from the non-emergency equipment switchgear, eg:
 - Fire hydrant booster pumps.
 - Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like.
 - Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building.
 - Air handling systems designed to exhaust and control the spread of fire and smoke.
 - Emergency lifts.
 - Control and indicating equipment.
 - Sound systems and intercom systems for emergency purposes.

Comments: PCA is unsure if the building will require the above electrical supply system.

Part C3 Protection of Openings

3.1.3.12 Clause C3.2 – Protection of Opening in External Walls

Openings in an external wall that is required to have an FRL must –

- If the distance between the opening and the fire-source feature to which it is exposed is less than -
 - 3m from a side or rear boundary of the allotment; or
 - 6m 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
 - 6m from another building on the allotment that is not a Class 10, be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally; and
- If required to be protected they must 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.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. The development has windows and balcony openings that are within 3m and will require protection in accordance with C3.4 or a performance solution to address the non-compliance.

3.1.3.13 Clause C3.4 – Acceptable Methods of Protection

Where protection is required, doorways, windows and other openings must be protected as follows:

- Doorways –

- 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.
- Windows –
 - Internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or
 - -/60/- automatic closing fire shutters.
- Other Openings –
 - Excluding voids – internal or external wall-wetting sprinklers, as appropriate; or
 - Construction having FRL not less than -/60/-.

Comments: This clause is applicable to address the non-compliance is Clause 3.2 where by the windows/ doors and openings and openings are within 3m of the boundary. It is noted on the western elevation and also the northern elevation contains openings that require protection.

3.1.3.14 **Clause C3.8 – Openings in Fire-isolated Exits**

C3.8 specifies that the doorways that open into fire-isolated exits must be protected by -/60/30 fire doors that are self-closing or automatic. This clause also details the deemed to-satisfy methods of activation. This does not apply to doors opening to a road or open space.

A window in the external walls of fire-isolated exits 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.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. It is noted on the ground floor the fire stair discharges into a lobby which also contains a lift which is not permissible, some form of doors are shown on the lobby level between the FIS stair and the lift. Further investigation is to be undertaken for compliance with regard to this.

3.1.3.15 **Clause C3.9 – Service Penetrations in Fire-isolated Exits**

Fire isolated exists must not be penetrated by any services other than electrical wiring as permitted by D2.7 (e), ducting associated with a pressurisation system or water supply pipes for fire services.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. Special attention is to be given to the ground floor fire escape where by the mail boxes are located in the discharge point as this is a non- compliance.

3.1.3.16 **Clause C3.11 – Bounding Construction: Class 2, 3 & 4 Buildings**

Protection is required to the bounding walls of sole-occupancy units or public corridors in Class 2 & 3 buildings and Class 4 portions of buildings of Types A, B & C Construction. Namely:

- Doorways must be protected if providing access from an SOU to a
 - Public corridor;
 - A room not within a SOU; or
 - The landing of an internal non-fire isolated stairway that serves a required exit; or
 - Another SOU
- A Doorway must be protected if it provides access from a room not within and SOU to a public corridor or the like; or to the landing on a non-fire isolated stairway that serves as a required exit.
- Protection of the doorway must be -/60/30 self -closing fire door in Type A Construction, and a self-closing tight fitting solid core door in Type B and Type C Construction.
- Note: Concessions are available for some Class 3 building.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. The FRL for the doors is -/60/30

3.1.3.17 **Clause C3.13 – Openings in Shafts**

This clause specifies that in buildings of Type A Construction, openings in shafts must be protected (generally with 1 hour fire rated shafts and doors).

Comments: Note – the plans do not show any garbage chutes but shows a service riser between units along the party walls.

3.1.3.18 **Clause C3.15 – Openings for Service Installations**

The clause details the requirements for protection of service openings in building elements that have an FRL, to prevent the spread of fire. C3.15 only applies to an element required to have an FRL with respect to integrity or insulation.

Specification C3.15 prescribes materials and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL. Where the mechanical ventilation system penetrates floors or walls that require an FRL the installation is to comply with AS/NZS 1668.1.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4 **SECTION D – ACCESS & EGRESS**

Part D1 Provision for Escape

3.1.4.1 **Clause D1.2 – Number of Exits Required**

This clause requires the provision of sufficient exits to enable safe egress in case of an emergency. D1.2 provides that all buildings must have at least one exit from each storey as sets out circumstances in which more than one exit may be required.

Comments: This clause is applicable; The building does not comply within the basement, where the vertical rises more than 1.5m two exits must be provided. Given that the site is tight and there is little space to provide an additional exit from the basement, the architects have indicated that a performance solution will be applied for to manage the inherent non-compliance with D1.2

Level	Designated Exits
Basement	Only has one exit – requires 2 exits
Levels GF – level 4	Only has one exit

3.1.4.2 **Clause D1.3 – When Fire-isolated Stairways & Ramps are required.**

This clause indicates when fire isolated stairways and ramps are required to enable safe egress from a building in the case of a fire, setting out the limits to which non-fire isolated exits can be used in Class 2, 3, 5, 6, 7, 8 and 9 buildings. Particular exceptions apply to Class 9a patient care and also class 9c aged care buildings.

Class 5 – and exit stair must be fire isolated when it connects or passes by more than 2 consecutive stories. Whilst the plans show that the main stair is “broken “and not continuous, the BCA does not permit that this can occur.

I am of the view that this design will require either of the following;

- Redesigning to comply with the DTS provisions and provide a compliant fire isolated stair
- Seek an alternate building solution which addresses D1.3, DP4 and CP2.2

Comments: This clause is applicable. The egress stair is shown as being fire isolated but the discharge at ground is non compliant with D1.7 where by a smoke lobby is not provided. The ground floor of the building has multiple doors and this needs to be clarified if these doors are fire doors or glass doors. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.3 Clause D1.4 – Exit Travel Distances

This clause specifies the permitted travel distances allowable from Class 2 to Class 9 buildings, specifying the maximum distances to be taken into account for the various uses in each Class of building.

The following applies:

- In a Class 2 or 3 building
 - The entrance of any SOU must not be more than:
 - 6m from an exit or from a point which travel in 2 different directions to 2 exits is available; or
 - 20m from a single exit serving the storey and the level of egress to a road or open space.
 - No point on the floor of a room which is not within a SOU must be more than 20m to an exit, or a point from which travel in different directions to 2 exits is available.
- In a Class 5, 6 and 7a building:
 - No point on the floor must be more than 20m to 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 40m;
 - For the class 5 and 6, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30m.

Comments: This clause is applicable; The building complies.

3.1.4.4 Clause D1.5 – Distances Between Alternative Exits

- Exits required as alternative exits must be –
 - Distributed 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
 - not less than 9m apart; and
 - not more than –
 - in a Class 2 or 3 building – 45m apart; or
 - in a Class 9a health-care building, if such required exit serves a patient care area – 45m apart; or
 - In all other cases – 60m apart.
 - Located so that the alternative paths of travel do not converge such that they become less than 6m apart.

Comments: This clause applies. No alternate exits have been identified unless another exit is provided from the basement to address D1.2 non-compliance.

3.1.4.5 Clause D1.6 – Dimensions of Exits

Sets out in detail the minimum dimensions such as height and width of paths of travel for Class 2 to 9 buildings. It also specifies the minimum dimensions of doorways from the various compartments and the width of exit doors from buildings depending on the uses and functions carried out within them.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.6 Clause D1.7 – Travel via Fire Isolated Exits

Sets out the requirements for safe discharge from various compartments and areas within a building, into a fire isolated stairway or passageway or ramp.

Where a path of travel from the point of discharge of a fire isolated exit necessitates passing within 6m 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 –

- An FRL of not less than 60/60/60; and
- Any openings protected internally in accordance with BCA Clause C3.4,
- For a distance of 3m above and below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser?

Comments: This clause is applicable. The building has a non-compliance on the ground floor FIS where it discharges to the lobby fire tunnel. The doors leading from the lift lobby do not contain a smoke lobby as the access to the FIS is not from a compliant area as per D1.7 (a) (i,ii,iii) The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. If a smoke lobby cannot be provided then a performance solution may be presented to demonstrate compliance.

3.1.4.7 **Clause D1.9 – Travel by Non-fire-isolated Stairways or Ramps**

A non-fire isolated stairway or 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 available. This clause sets out the prescribed travel distances to be provided in required exits of Class 2 to 9 buildings and Class 4 parts of buildings, and also maximum total distances to be taken into account for the various uses in each Class of building.

Class 2 building – maximum total distance travelled in a Type a Construction building is 60m. Maximum distance to a door leading to open space from the stair is 15m (or 30m to one of 2 such doorways if travel to each of them from the stair or ramp is in opposite directions).

Comments: N/A

3.1.4.8 **Clause D1.10 – Discharge From Exits**

Requires that an exit must not be blocked at the point of discharge. Barriers such as bollards must be installed to prevent vehicles from blocking the discharge from exits.

Comments: This clause is applicable; the exit from the basement and FIS are capable of complying subject to compliance with D2.20 as currently the doors swing inwards. The GF doors if left as per will swing over the council footpath if swung as per D2.20. Further discussion and or re designing.

3.1.4.9 **Clause D1.11 – Horizontal Exits**

Horizontal exits must not be counted as an exit

Comments: N/A

3.1.4.10 **Clause D1.12 – Non- required stairways, ramps or escalators**

Requires that a non-required stairway not connect more than two stories, in a Class 5. It is noted that the BCA states that these stairs cannot be used as an exit stair.

Comments: N/A

3.1.4.11 **Clause D1.13 – Number of person accommodated**

PCA generally calculated per floor per square meter and generally the building has around 180 sqm of retail space.

Comments: This clause is applicable; The population of the GF retail is approximately 1 person per 10 sqm. The total occupant based on this is 18 persons. Should the GF areas be used for Food and Drink premises then the density will increase. It is noted that there is no bathroom facilities have been provided on the plans.

3.1.4.12 **Clause D1.14 – Measurement of distances**

Comments: This clause is applicable; Noted

3.1.4.13 **Clause D1.15 – Method of Measurement**

Comments: This clause is applicable; Noted

3.1.4.14 **Clause D1.16 – Plant rooms, Lift machine rooms and electricity network substations; Concessions**

Comments: This clause is applicable; Noted

3.1.4.15 **Clause D1.17 – Access to Lift Pits**

This clause provides the requirements for access to lift pits not more than 3m deep and the requirements of construction of access for lift pits that are more than 3m deep. The requirement for signage to lift pits is also set out.

Comments: Provide further details about the lift pits prior to commenting. Information may be given at the Construction Certificate stage.

PART D2 CONSTRUCTION OF EXITS

3.1.4.16 **Clause D2.2 – Fire-isolated Stairways & Ramps**

A stairway or ramp, including landings that are required to be within a fire-resisting shaft must be constructed of non-combustible material to protect the structural integrity of the shaft.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.17 **Clause D2.7 – Installations in Exits & Paths of Travel**

This clause restricts the installation of certain services in fire-isolated exits, non-fire-isolated exits and certain paths of travel to exits. It prescribes which services shall not be installed as well as the circumstances in which certain services may be installed in fire isolated and non-fire-isolated exits.

If installed in a path of travel to an exit, Electrical distribution boards, Communication cupboards and the like containing motors, etc. are to be enclosed with non-combustible construction, and doors are to be provided with smoke seals to the perimeter.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.18 **Clause D2.8 – Enclosure of Space under Stairs & Ramps**

A space below a required fire-isolated stairway or ramp in a fire-isolated shaft must not be enclosed to form a cupboard or other enclosed space. If the required stairway or ramp is non-fire-isolated, *(including an external stairway) any cupboard underneath must have a FRL of 60/60/60, with self-closing -/60/30 door.

Comments: This clause is applicable. No enclosures were present within the FIS.

3.1.4.19 **Clause D2.13 – Goings & Risers**

This clause sets out the detailed requirements for the construction and geometry of the goings and risers in required stairways. These details are set out in sub-clauses (a) to (c) and Table D2.13 Riser and Goings Dimensions.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.20 **Clause D2.14 – Landings**

The dimensions and gradients of landings in stairways are set out in this clause; the configuration will depend on the proposed use of a building.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.21 **Clause D2.15 – Thresholds**

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 the door opens on to a road or open space, external stair landing or external balcony; and the door sill is not more than 190mm above the finished surface of the external level.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. Please ensure that the thresholds are disabled compliant to AS1428.1 for the Class 2 apartment lobby and also the retail shops.

3.1.4.22 **Clause D2.16 – Balustrades or Other Barriers**

This clause details where balustrades are required to be provided and sets out in specific detail the construction requirements. Typically the following will apply to a Class 2 building:

- Balustrades are required where the fall to the level below is more than 1m in height. The minimum height of a balustrade is 1m above the floor of the landing, walkway or the like; and 865mm above the floor of a stairway or a ramp.
- For a fall of more than 4m to the surface level below, a window sill must be a minimum of 865mm in height above of the floor surface.
- Where the floor is more than 4m above the surface beneath the balustrade any horizontal or near horizontal members between 150mm and 760mm above the floor must not facilitate climbing.
- Balustrades must be constructed so as to not permit a sphere of 125mm diameter to pass through. The exception to this is within fire isolated exits within the building, or within a Class 7 or 8 building, where the rails can be positioned a maximum of 460mm apart, so long as a bottom rail is located so a sphere of 150mm cannot pass through the opening between the nosing of the stair treads and the rail or between the floor of the landing, balcony or the like.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.23 **Clause D2.17 – Handrails**

This clause sets out the requirements regarding the location, spacing and extent of handrails required to be installed in buildings.

Handrails are required within stairs and ramps in the building. Handrails are also required to any stair or ramp located within a Class 2, 3 or Class 4 Par SOU, located along at least one side.

Handrails are required to be not less than 865mm in height vertically above the nosing's of the stair tread.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. The basement stair is not showing a handrail

3.1.4.24 **Clause D2.19 – Doorways & Doors**

This clause applies to all doorways and refers to the types of doors that cannot be used in buildings of prescribed uses, the use of power operated doors and the force required to operate sliding doors.

A doorway in a required exit (e.g. the doors leading to a fire isolated exit, or the doors leading directly to open space must not be fitted with a sliding door unless it leads to a road or open space; and the door is able to be opened manually under a force of not more than 110N. If the door is also power operated, it must be opened manually under a force of not more than 110N if there is a malfunction or failure to the power source; or upon the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. No roller shutters are shown on the drawings for the exits or shops.

3.1.4.25 **Clause D2.20 – Swinging Doors**

A swinging door *in a required exit or forming part of a required exit* must swing in the direction of egress and must not otherwise impede egress. In addition, the door must not encroach at any part of its swing by more than 500mm on the required width of the exit (with the exception of airlocks and sanitary compartments, and with the exception of buildings or building parts that are less than 200m²). This clause does not apply to other doorways – see notes in the Guide to the BCA.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Amended details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.26 **Clause D2.21 – Operation of Latch**

A door in a required exit or forming part of a required exit and in a path of travel to a required exit must be readily operate without a key from the side that faces a person seeking egress, by a single downward action or pushing action on a single device which is located between 900mm & 1.1m from the floor. This clause prohibits the use of devices such as deadlocks and knobs (rather, lever latches are required). D2.21 also sets out exceptions in relation to buildings where special security arrangements are required in relation to the uses carried out.

Where fitted with a fail-safe device which automatically unlocks the door upon the activation of a sprinkler system or detection system, the above need not apply.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

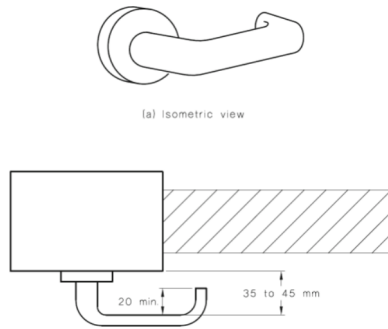
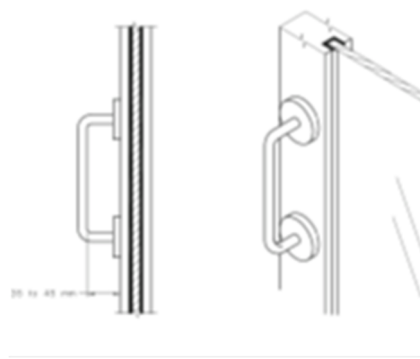


DIAGRAM 3



DIAGRAMS 4

3.1.4.27 Clause D2.2 – Re-entry from Fire Isolated exits

Doors of a fire-isolated exit must not be locked from the inside in a Class 9a health-care building, a Class 9c aged care building and in a fire-isolated exit serving a storey above 25m effective height throughout the exit.

This clause details the exceptions to the above requirements if the doors are fitted with an automatic failsafe device that automatically unlocks the door upon the activation of a fire alarm as follows:

- On at least every fourth storey, the doors are not able to be locked and a sign is fixed on such doors stating that re-entry is available; or
- An intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation.

Comments: N/A

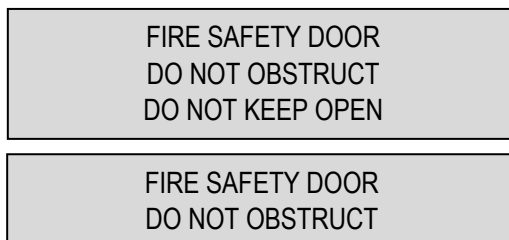
3.1.4.28 Clause D2.23 – Signs on Doors

This clause requires the use of signs to alert persons that the operation of smoke doors and fire doors and doors discharging from fire isolated exits, must not be impaired and must be installed where they can be readily seen.

Comments: N/A

Any new self-closing fire and/or smoke doors leading into the fire stair or forming part of a Horizontal Exit or smoke compartment are to be provided with signage as follows:

Any new automatic closing fire and/or smoke doors which are held on hold open device that leads into the fire stair or forming part of a Horizontal Exit or smoke compartment are to be provided with signage as follows:



In addition to the above, the doors which provide access to the fire isolated exits must have signage provided adjacent to the entry doorway which states the following (ref Clause 183 of EP&A Reg 2000):

OFFENCES RELATING
TO FIRE EXITS

By virtue of the regulations under the Environmental Planning and Assessment Act 1979, it is an offence:

- (a) To place anything in this exit that may impede the free passage of persons, or
- (b) To interfere with or cause obstruction or impediment to, the operation of the doors providing access to this exit, or
- (c) To remove, damage or otherwise interfere with this notice.

PART D3 ACCESS FOR PEOPLE WITH A DISABILITY

3.1.4.29 Clause D3.1 – General Building Access Requirements

The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Table D3.1 unless exempted by Clause D3.4

Residential parts. In a building required to be accessible, access for persons with disabilities must be provided from a pedestrian entrance required to be accessible to a minimum of 1 floor and to the entrance doorway of each SOU on that level and any other common room used by the residents. Notwithstanding, where a passenger lift is installed, access must be provided to every level served by the lift. However, we note that access is *not required* to the ancillary carpark part of the residential building (i.e. this being a Class 7a, which is not required in Table D3.5 to be accessible as it is ancillary to a Class 2).

Retail parts. Access is required to and within all areas normally used by the occupants, including the ancillary Class 7a part.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.30 Clause D3.2 – General Building Access Requirements for People with Disabilities

Access ways are to be provided to accessible buildings from the main points of pedestrian entry at the allotment boundary and any accessible car parking space or accessible associated buildings connected by a pedestrian link.

Access must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances (including the principal pedestrian entry).

In addition, as the building is greater than 500m², the non-accessible entrance must not be greater than 50m from an accessible entrance.

The minimum width of an accessible doorway must have a clear opening width of not less than 850mm in accordance with AS1428.1.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.4.31 Clause D3.3 – Parts of the Building to be Accessible

This part specifies the requirements for access ways within buildings which must be accessible.

Comments: The following is a summary of some of the key matters which will need to be considered:

Access for persons with disabilities must be provided, at a minimum, to and within all areas normally used by the occupants. This includes to and within all parts of the commercial tenancies, and to all common areas of the Class 6 parts.

The minimum width of an accessible doorway must have a clear opening width of not less than 850mm in accordance with AS1428.1.

All new doorways on a continuous path of travel shall have a minimum luminance contrast of 30% provided between: door leaf and door jamb; or door leaf and adjacent wall; or architrave and wall; or door leaf and architrave; or door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50mm.

Circulation space to the new doorways that are required to be accessible are to comply with Section 13 of AS1428.1-2009, including as follows:

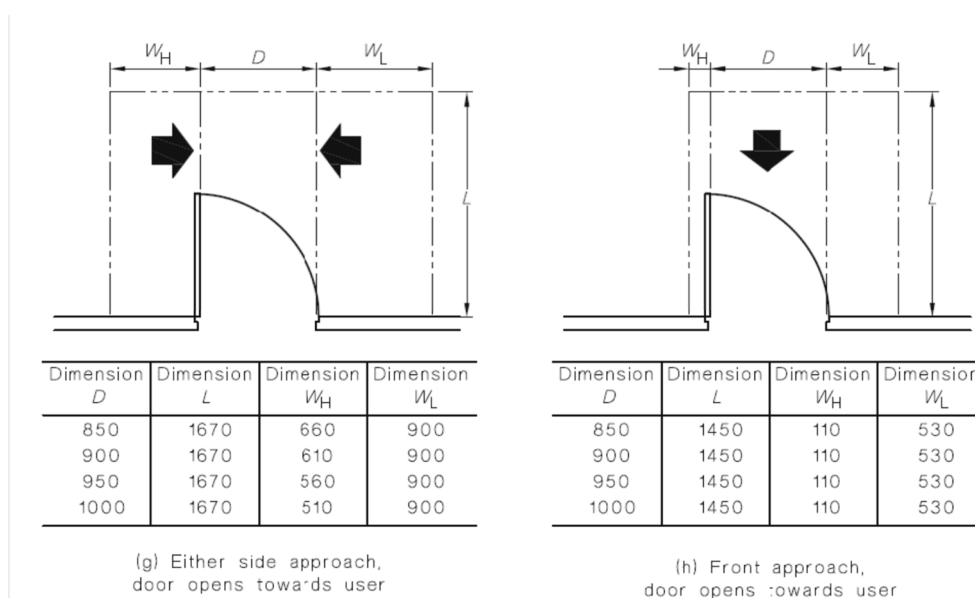
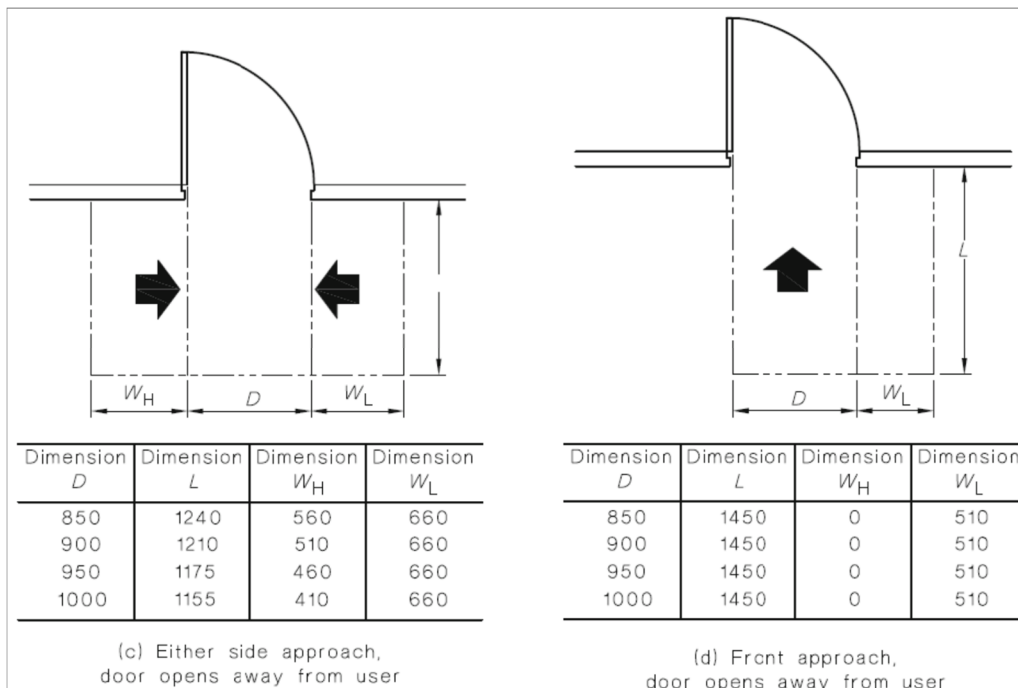


DIAGRAM 5

DIAGRAM 6



Stairways

- Every common area stairway (excluding the fire isolated stairs of Building A) must be constructed in accordance with Clause 11 of AS1428.1.
- Where the stair is at an intersection of an internal corridor the stair shall be set back so that the handrails do not extend beyond the line of the intersecting corridor (as indicated below).

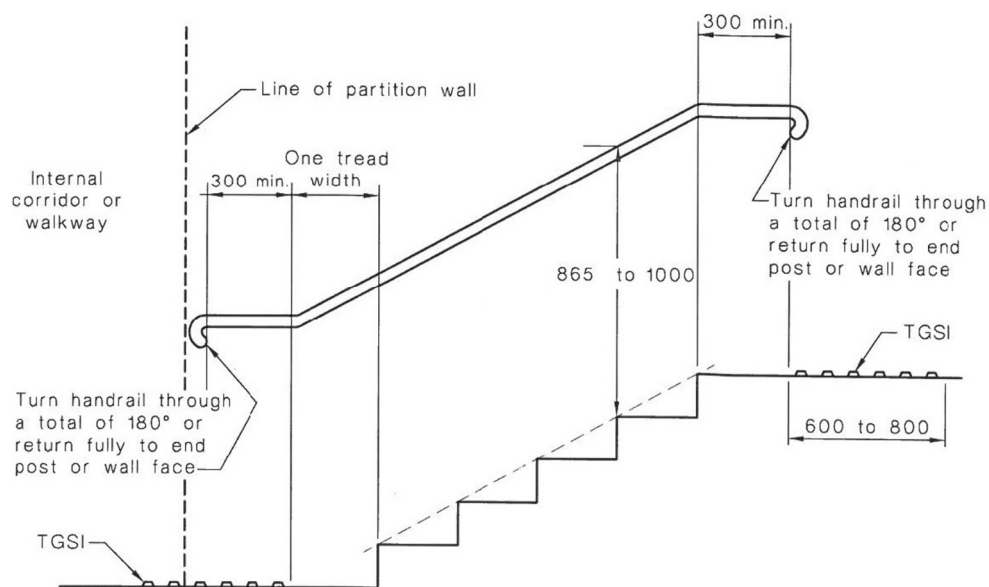
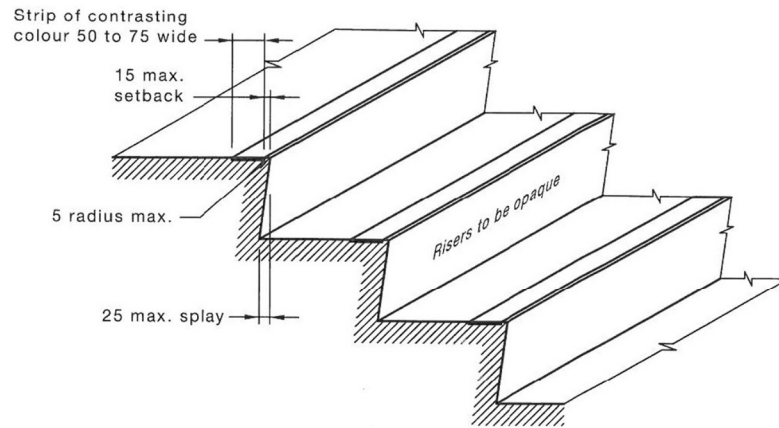


DIAGRAM 7

- Stairs shall have opaque risers (i.e. Solid)
- Stair nosing's shall comply with the following diagram, which achieve a colour contrast luminance of 30% to the background (tread):



NOTE: A chamfered nosing 5 × 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

DIAGRAM 8

- Stairways will need to be served by Tactile Ground Surface Indicators in accordance with AS1428.4.1.

Handrails

- Handrails shall be installed along stairways (excluding the enclosed fire isolated stairs to Building A) as follows:
 - Shall be continuous through the flight and where practicable, around landings and have no obstruction on or above up to a height of 600mm,
 - Shall be constructed to comply with Clause 12 of AS1428.1,
 - Installed along both sides of the stairway (giving consideration also to 1m unobstructed width),
 - Handrails must not contain any vertical sections,
 - Handrails shall terminate in accordance with the following diagrams:

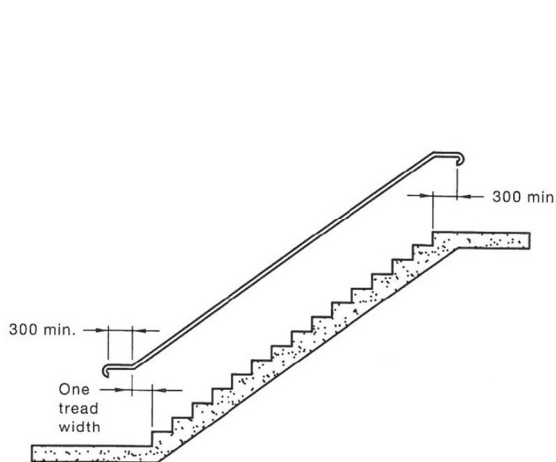


DIAGRAM 9

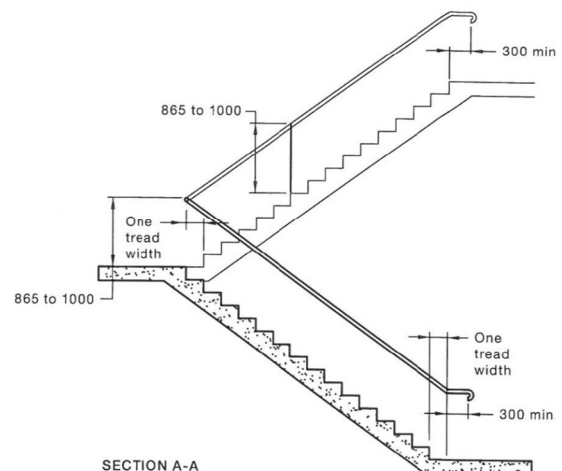


DIAGRAM 10

Accessible Ramps (AS1428.1-2009 Section 10.3):

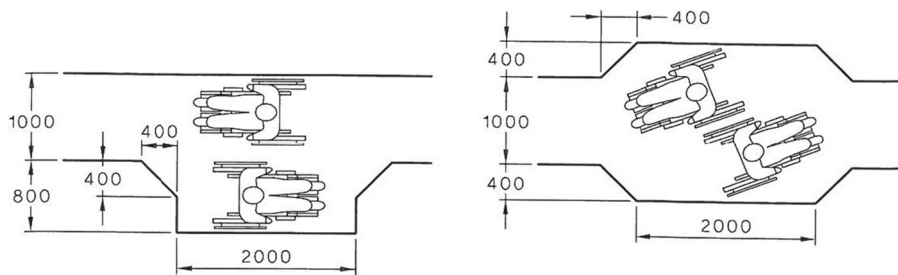
AS1428.1 defines an accessible ramp as an inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 10 but not steeper than 1:14.

Handrails are required both sides of all accessible ramps as follows:

- Shall be continuous through the flight and where practicable, around landings and have no obstruction on or above up to a height of 600mm,
- Installed along both sides of the stairway (giving consideration also to the required 1m unobstructed width).
- Handrails must not contain any vertical sections.

Access ways/corridors (including common area corridors in the Class 3 residential parts) must be constructed in accordance with the following:

- Passing spaces complying with the following diagram at 20m intervals on those parts of the access way/corridor, where a direct line of sight is not available.

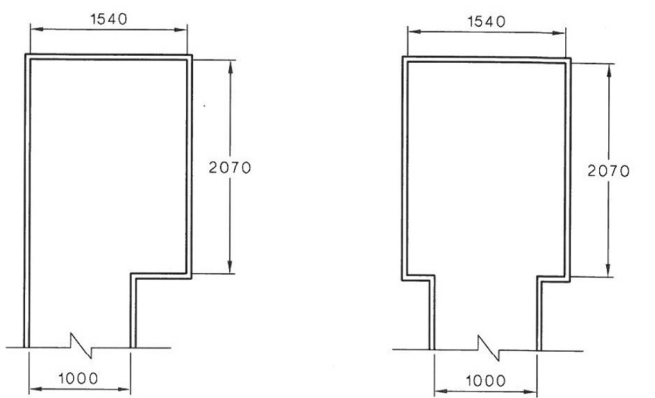


DIMENSIONS IN MILLIMETRES

FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS

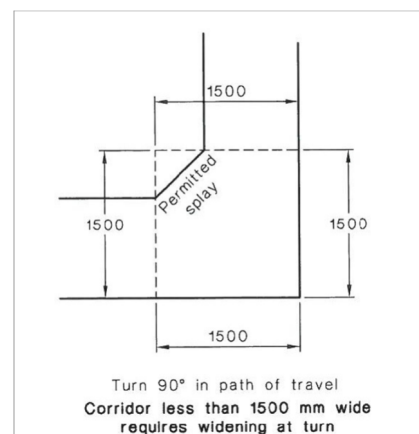
DIAGRAM 11

- Turning Spaces provided (in accordance with the following diagram) within 2m of the end of an access way where it is not possible to continue travelling along the access way.



(a) Space required in corridor

(b) Space required in corridor



Turn 90° in path of travel
Corridor less than 1500 mm wide
requires widening at turn

DIAGRAM 12

DIAGRAM 13

3.1.4.32 Clause D3.4 – Exemptions

This part provides details on buildings or parts of buildings not required to be accessible under the BCA when providing access would be inappropriate because of the nature of the area or the tasks undertaken. Access need not be provided to:

- An area where access would be inappropriate because of the particular purpose for which the area is used.
- An area that would pose a health or safety risk for people with a disability.
- Any path of travel providing access only to an area exempted by (a) or (b).

Comments: Noted

3.1.4.33 Clause D3.5 – Assess Car parking

This part provides details of the number of accessible car parking spaces required in a carpark depending on the classification of the building. In this regard the commercial and retail tenancies will require parking for people with disabilities.

Comments: No disabled car parking has been allocated

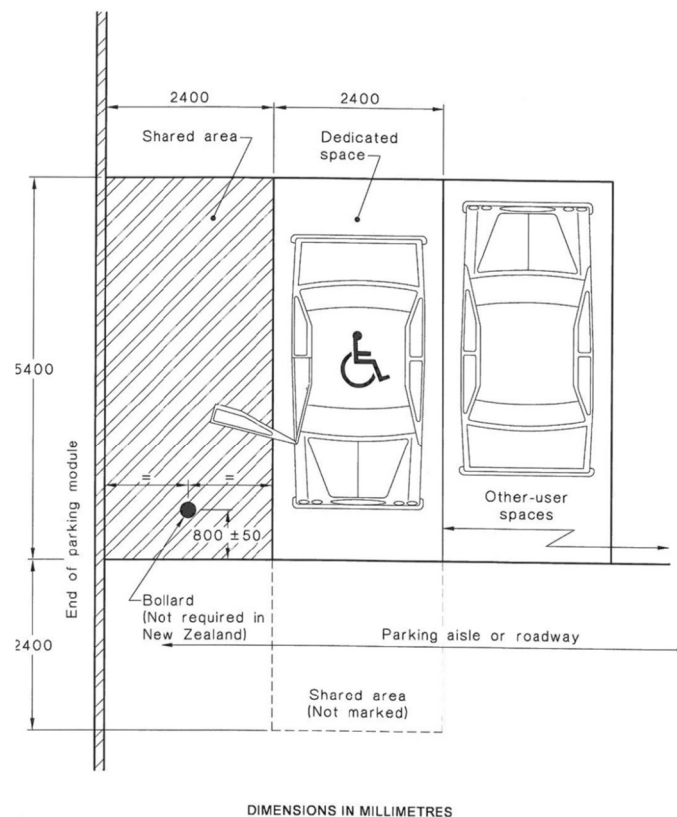


FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

DIAGRAM 14

3.1.4.34 Clause D3.8 – Tactile Indicators

This clause provides for installation of tactile indicators in buildings required to be accessible and must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway, escalator, passenger conveyor, ramp, overhead obstruction or an access way meeting a vehicular way, except for areas exempted by D3.4.

Comments: Noted

3.1.4.35 **Clause D3.12 – Glazing on an Access way**

This part requires the provision of a contrasting strip, chair rail, handrail or transom across all frameless or fully glazed doorways and surrounding glazing capable of being mistaken for an opening.

Comments: N/A

3.1.5 **SECTION E – SERVICES AND EQUIPMENT**

PART E1 FIRE FIGHTING EQUIPMENT

3.1.5.1 **Clause E1.3 – Fire hydrants**

A fire hydrant system must be provided to serve a building having a total floor area greater than 500m² and where a fire brigade is available to attend a building fire, installed in accordance with the provision of AS2419.1-2005. In the regard, a single hydrant booster assembly can serve both buildings if they are on the same allotment.

The hydrant booster assembly and any external fire hydrants are required to be located greater than 10 metres from an external wall of the building, or affixed to the external wall and protected by a radiant heat shield that has a FRL of 90/90/90 located 2 metres either side and 3 metres above the outlets.

Any gas meter must be located a minimum of 10 metres from the hydrant booster outlet.

A required fire services pump room is required to be accessible directly from the road or open space, or from a door opening from a fire isolated exit. Internal Hydrants are to be located within each required Fire Isolated Exit (or alternatively the external stairs in lieu of a fire isolated exit).

Note 1: Fire Hydrants located in the required exit stairs passageways must not encroach on the required 1 metre clear exit width.

Note 2: Hydrant booster assembly must be within sight of the main entrance of buildings, otherwise an application to FR NSW can be made in order to receive an exemption from this requirement in the circumstances.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority. It is noted that the pump room is located within the basement and normally this is the subject of a Clause 188 exemption to the Australian Standards. Please note the clauses about where by the booster is required to be protected. The plans do not show any booster at the road level and discussions should be had with relation to booster location.

3.1.5.2 **Clause E1.4 – Fire hose reels**

A fire hose reel system must be provided to serve a building where one or more internal fire hydrants are installed or in a building with a floor area greater than 500m² and for the purposes of this clause, the following Classes of a building are exempt from the Fire Hose Reels provision, Class 2, 3 building or a Class 4 part, Class 8 and Class 9c

Fire Hose Reels are to be located within 4m of an exit, or located adjacent to an internal hydrant (other than one within a fire isolated exit). When system coverage is not achieved by the above, additional FHR may be located in paths of travel to an exit.

Comments: This clause is applicable. The ground floor class 6 shops and basement Class 7a is still required to have FHR coverage. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.5.3 Clause E1.5 – Sprinklers

The building has a rise in storey of 5. Sprinklers are required and can be one of three specifications AS2118.4, FPAA101D or FPAA 101H. Please refer to clause C2.6 for spandrels as the FPA systems do not alleviate the need for spandrels where as AS2118.4 does. The type of sprinkler system will determine if spandrels are still applicable.

3.1.5.4 Clauses E1.6 – Portable fire extinguishers

Portable fire extinguishers must be provided as listed in Table E1.6 and must be selected, located and disturbed in accordance with Sections 1, 2, 3 and 4 of AS2444 and also PFE are required to be positioned within 10m of the Door to the Sole Occupancy unit

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.5.5 Clause E1.9 – Fire precautions during construction

In buildings under construction at least one fire extinguisher to suit Class A, B and C fires and electrical fires must be provide at all times on each storey adjacent to a required exit and if the building has reached an effective height of 12m the required hydrant and hose reel systems must be installed, as set out in (b) (ii) and be operational and any required booster connections must be installed.

Comments: Once a building reaches 12m in effective height the hydrant system and hose reel system must be installed. Additionally portable fire extinguishers are required throughout construction regardless of height.

PART E2 SMOKE HAZARD MANAGEMENT

3.1.5.6 Clause E2.2 – General Requirements

Class 2 to 9 buildings must comply with the provisions of this clause to remove smoke during a fire, to control the operation of air handling systems and to prevent the spread of smoke between compartments.

The Class 5 part of the building is required to be provided with an automatic smoke detection and alarm system complying with Specification E2.2a.

Comments: This clause is applicable. The Design Team will have to determine if a Spec E2.2 Clause 3 or 4 system is used. A BOWS will be required to clause 6. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

PART E3 LIFT INSTALLATIONS

3.1.5.7 Clause E3.2 Stretcher facility in lifts

- a. a stretcher facility in accordance with (b) must be provided –
 - (i) in a least one emergency lift *required* by E3.4: or
 - (ii) where an emergency lift is not *required*, if passenger lifts are installed to serve any storey above an *effective height* of 12m, in at least one of those lifts to serve each floor served by the lifts.
- b. A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm x 2000 mm long x 1400 mm high above the floor level.

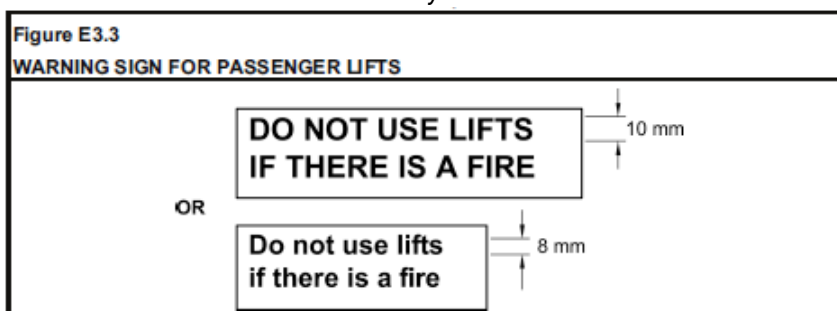
Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.5.8 Clause E3.3 Warning against use of lifts in fire

A warning sign must-

- a. be displayed where it can be readily seen-
 - (i) near every call button for a passenger lift or group of lifts throughout the building; except
 - (ii) a small lift such as a dumb-waiter or the like that is for the transport of goods only; and
- b. comply with the details and dimensions of Figure E3.3 and consist of-
 - (i) incised, inlaid or embossed letters on a metal, wood, plastic or similar plate securely and permanently attached to the wall; or
 - (ii) letters incised or inlaid directly into the surface of the material forming the wall.

Deemed-to-Satisfy Provisions



Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.5.9 Clause E3.4 Emergency Lifts

- a. At least one emergency lift complying with (d) must be installed in-
 - (i) a building which has an *effective height* of more than 25 m; and
 - (ii) a Class 9a building in which *patient care areas* are located at a level that does not have direct egress to a road or open space
- b. An emergency lift may be combined with a passenger lift and must serve those *storeys* served by the passenger lift so that all *storeys* of the building served by passenger lifts are served by a least one emergency lift.
- c. Where two or more passenger lifts are installed and serve the same *storeys*, excluding a lift that is within an *atrium* and not contained wholly with a *shaft*-
 - (i) at least two emergency lifts must be provided to serve those *storeys*; and
 - (ii) if located within different *shafts*, at least one emergency lift must be provided in each *shaft*.
- d. An emergency lift must-
 - (i) be contained with a *fire-resisting shaft* in accordance with C2.10; and
 - (ii) in a Class 9a building serving a *patient care area*-
 - (A) have minimum dimensions, measured clear of all obstructions, including handrails, etc complying with Table E3.4; and
 - (B) be connected to a standby power supply system where installed; and
 - (iii) if the building has an *effective height* of more than 75 m, have a rating of at least-
 - (A) 600 kg if not provided with a stretcher facility; or
 - (B) 900 kg if provided with a stretcher facility

Deemed-to-Satisfy Provisions

Table E3.4 MINIMUM EMERGENCY LIFT DIMENSIONS IN CLASS 9a BUILDINGS

Minimum depth of car	2280 mm
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Minimum width of car	1600 mm
Minimum floor to ceiling height	2300 mm
Minimum door height	2100 mm
Minimum door width	1300 mm

Comments: N/A

3.1.5.10 Clause E3.6 – Passenger Lifts

In an accessible building, every passenger lift must be one of the types identified in Table E3.6a, have accessible features in accordance with Table E3.6b and not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.5.11 Clause E3.7 – Fire Service Controls

In passenger lifts designed in accordance with AS 1735 Parts 1 and 2, all lift cars serving any storey above an effective height of 12m must be provided with fire service controls.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

PART 4 EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS

3.1.5.12 Clause E4.2 – Emergency Lighting Requirements

This clause details when emergency lighting must be installed in Class 2 to 9 buildings. The requirements for building and parts of buildings are detailed in sub-clauses (a) to (i) and each sub-clause must be considered as more than one may apply to any single building.

Comments: Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.5.13 Clause E4.5 / 4.6 – Exit Signs

An exit sign must be clearly visible to persons approaching the exit and must be installed on, above or adjacent to each door providing egress from a building.

Comments: Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.6 SECTION F – HEALTH & AMENITY

PART F1 DAMP AND WEATHERPROOFING

3.1.6.1 **Clause F1.1 – Stormwater drainage**

Stormwater drainage must comply with AS/NZS 3500.3.

Comments: Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.6.2 **Clause F1.7 – Waterproofing of Wet Areas**

This clause requires that wet areas in Class 2 to 9 buildings must be waterproofed. It prescribes the standards to which the work must be carried on the construction of room's sanitary compartments and laundries.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.6.3 **Clause F1.1 – Provision of Floor Wastes**

In a Class 2 or 3 building or Class 4 part of building, the floor of each bathroom and laundry located above a sole-occupancy unit or public space must be graded to permit drainage to a floor waste.

Comments: Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

3.1.6.4 **Clause F1.13 – Glazed Assemblies**

Glazed assemblies in an external wall must comply with AS2047 required for resistance to water penetration for windows, sliding doors with a frame, adjustable louvres, shop fronts and windows with one piece framing.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

PART F2 SANITARY AND OTTHER FACILITIES

3.1.6.5 **Clause F2.1 – Facilities in Residential Buildings**

Each residential sole occupancy unit is required to be provided with a kitchen sink with facilities for cooking, a bath or shower, a closet pan and washbasin, a washtub and a space for a washing machine and drier.

Given each building (A and B) contains more than 10 sole occupancy unit5s, a closet pan and washbasin is required to be provided at or near Ground level for employees.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

3.1.6.6 **Clause F2.2 / F2.3 – Calculation of Number of Occupants & Facilities**

This clause sets out the requirements for the calculation of the number of occupants and the number of sanitary facilities required to be installed in Class 2 to 9 buildings.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

3.1.6.7 **Clause F2.4 – Accessible Sanitary Facilities**

Accessible unisex sanitary compartments must be provided, in accordance with Table F2.4 (a) and unisex showers must be provided in accordance with Table F2.4 (b) in building or parts that are required to be accessible.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

3.1.6.8 **Clause F2.5 – Construction of Sanitary Compartments**

Other than in an early childhood centre sanitary compartments must have doors and partitions that separate adjacent compartments and extend –

- From floor level to the ceiling in the case of a unisex facility; or
- A height of not less than 1.5m above the floor if primary school children are the principal users; or
- 1.8 above the floor in all other cases.

The door to a fully enclosed sanitary compartment must open outwards; or slide; or 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.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

PART F3 ROOM HEIGHTS

3.1.6.9 **Clause F3.1 Height of Rooms and Other Spaces**

The floor to ceiling heights in the Class 3 Residential part of the building must not be less than 2.4 metres in habitable rooms and 2.1 metres in kitchens, laundries, and bathrooms.

In addition, the floor to ceiling heights car parking areas must be not less than 2.1 metres. Having regards to the Sections provided compliance can be achieved.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

PART F4 LIGHT AND VENTILATION

3.1.6.10 **Clause F4.1 – Provision of Natural Light**

Natural lighting must be provided in:

- Class 2 buildings and Class 4 parts of buildings – to all habitable rooms.
- Class 3 buildings – all bedrooms and dormitories
- Class 9a and 9c buildings – all rooms used for sleeping purposes.
- Class 9b buildings – to all general purpose classrooms in primary or secondary schools and all playrooms and the like for the use of children in an early childhood centre.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

3.1.6.11 **Clause F4.2 – Methods & Extent of Natural Lighting**

This clause sets out the requirement that natural light must be provided by windows and the size and location of such windows (i.e. the glazed area of the window is to be no less than 10% of the floor area of the room). Natural light can also be provided by the use of roof lights.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

3.1.6.12 **Clause F4.4 – Artificial Lighting**

Artificial lighting is required where it is necessary to minimise the hazard to occupants during an emergency evacuation. This Clause sets out the places where artificial lighting is always required in all classes of buildings and the standard to which it must be installed.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

3.1.6.13 **Clause F4.5 – Ventilation of Rooms**

A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have natural ventilation complying with F4.6 or a mechanical or air-conditioning system complying with AS1668.2 and AS/NZS 3666.1

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage.

PART F5 SOUND TRANSMISSION AND INSULATION

3.1.6.14 **Clause F5.1 – Application of Part**

The Deemed-to-Satisfy Provisions of this Part apply to Class 2 and 3 buildings and Class 9c aged care buildings.

3.1.6.15 **Clause F5.3 – Determination of Impact Sound Insulation Ratings**

The walls within the Class 3 Residential part of the building that are required to have an impact sound insulation rating must be of discontinuous construction.

Note: Discontinuous construction means a wall having a minimum 20mm cavity between 2 separate leaves, and for masonry, wall ties are of a resilient type. For all other construction there is no mechanical link between leaves except at the periphery.

It is recommended that the proposed design be reviewed from an acoustic consultant prior to the issue of the Construction Certificate to ensure that it can meet the requirements of Part F5.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.6.16 **Clause F5.4 – Sound Insulation Rating of Floors**

The floors separating the sole occupancy unit in the Class 3 part of the building are required to have an airborne sound insulation rating of not less than 50 and an impact sound pressure level of not more than 62.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.6.17 **Clause F5.5 – Sound Insulation Rating of Walls**

A wall separating a sole occupancy unit from another part of the building must have an airborne sound insulation rating of not less than 50 and be provided with discontinuous construction if it separates a bathroom, sanitary compartment, laundry, kitchen in another sole occupancy unit or a plant room or lift shaft.

A door that separates a sole occupancy unit from a public corridor must have a weighted sound reduction index of not less than 30.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.6.18 **Clause F5.6 – Sound Insulation Rating of Services**

Where a duct, soil, waste or water supply pipe passes through more than one sole occupancy unit, the duct or pipe must be separated from the rooms of a sole occupancy unit by construction having an airborne sound insulation rating of not less than 40 if the adjoining room is habitable or 25 if it is a kitchen or non-habitable room.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

3.1.6.19 **Clause F5.7 – Sound Isolation of Pumps**

A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.

Comments: This clause is applicable. The building is capable of compliance at Construction Certificate stage. Details demonstrating compliance with this clause are to be submitted in the specification for the building prior to the issue of the CC for consideration by the Certifying Authority

SECTION G – ANCILLARY PROVISIONS

PART G1 MINOR STRUCTURES AND COMPONENTS

3.1.6.20 **NSW Clause G1.101 – Provision for Cleaning of Windows**

A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level.

A building satisfies this requirement where the windows can be cleaned wholly from within the building; or provision is made for the cleaning of the windows by a method complying with the Occupational Health & Safety Act 2000 and regulation made under the Act.

Comments: windows can be cleaned externally

SECTION J – ENERGY EFFICIENCY

NSW Part J (A) 1 – Building Fabric – This part only applies where the development consent or an environmental planning instruments specifies that insulation is to be provided as part of the development consent.

NSW Part J (A) 2 – Building Sealing – The following national provisions are applicable:

- Clause J3.3 – Roof lights (we note that no roof lights are proposed to this development).
- Clause J3.4 – External windows and doors
- Clause J3.5 – Exhaust fans
- Clause J3.6 – Construction of roofs, walls and floors.

NSW Part J (A) 3 – Air Conditioning and Ventilating Systems – The following nation provisions are applicable:

- Clause J5.2 – Air-conditioning and ventilating systems
- Clause J5.3 – Time switch
- Clause J5.4 – Heating and cooling systems
- Clause J5.5 – Ancillary exhaust systems

NSW Part J (A) 4 – Hot Water Supply

- Clause J7.2 – Hot water supply

NSW Part J (A) 5 – Access for Maintenance

- Details and design certification are required.

For 6 parts of the building the following energy efficiency design measures will be implemented into the 'new' building design to satisfy the requirements under BCA Parts J1, J2, J3, J5, J6, J7 and J8 for Climate Zone 5 as follows;

- Building fabric
- External glazing
- Building sealing to doors, exhaust vents and windows
- Efficiency of the running of air conditioning systems and mechanical ventilation systems with respect to insulation of ductwork, timer switches, etc.
- Performance of glazing
- Artificial lighting and power controls (interior and exterior lighting)
- Hot water systems
- Access and maintenance of energy efficiency systems.

It is understood that the services of an ESD consultant may be engaged to provide specialist advice and cost effective recommendations for compliance, together with a report which will be required to be submitted prior to issue of the Construction Certificate, which details how compliance is to be achieved.

4 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed new building containing commercial tenancies at the subject address.

Various issues pertaining to egress arrangements and protection of openings will need to be further assessed by the fire safety engineer at Construction Certificate stage or amend the design to comply with the DTS. Likewise the access consultant will need to prepare alternative solutions as required.

Arising from the review, it is considered that the proposed development can readily achieve compliance with the relevant Performance Provisions of the BCA with any design changes being of a nature that will not result in the need to modify the development consent.

5 Appendix 1

The following fire safety measures are required for the main building:

Essential Fire and Other Safety Measures	Standard of Performance
Access Panels, Doors & Hoppers	BCA Clause C3.13 & B, AS1530.4-2005
Automatic Fire Detection & Alarm System Clause 3 or 4 system	BCA Spec E2.2a & AS 1670.1-2004
Hydrant Systems	BCA E1.3 AS 2419.1
Emergency Lighting	BCA Clause E4.4 & AS 2293.1-2005
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS2293.1-2005
Fire Doors	BCA Clause, C3.4, C3.11, C3.8, and AS1905.1-2005
Smoke lobbies	D1.7
Fire Seals	BCA Clause C3.15 & AS1530.4-2005 and AS 4072.1-2005
Paths of Travel	EP&A Regulation Clause 186
Portable Fire Extinguishers	BC Clause E1.6 & AS2444-2001
Warning & Operational Signs	Section 183 of the EP&A Regulations 2000, AS 1905.1-2005, BCA Clause D2.23, E3.3.
Protection of openings within 3m of side boundaries	BCA C3.4
Lightweight Construction	Spec C1.1 Clause 2.7 – enclosure of shafts Spec C1.1 3.1 (c) Class 2 ceiling top floor

Notes:

The measures included and the stands of performance nominated above may vary as a result of any proposed fire engineered alternative solution.

6 Appendix 2

Building element	Class of building – FRL : (in minutes)			
	Structural adequacy / Integrity / Insulation			
	2 part	7a	6	7b
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is -				
For <i>loadbearing</i> parts -				
Less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3m	90/60/60	120/90/90	180/180/120	240/240/180
3m or more	90/60/30	120/60/30	180/120/90	240/180/90
For non-loadbearing parts -				
Less than 1.5m	-/90/90	-/120/120	-/180/180	-/240/240
1.5 to less than 3m	-/50/60	-/90/90	-/180/120	-/240/180
3m or more	-/-/-	-/-/-	-/-/-	-/-/-
EXTERNAL COLUMN not incorporated in an external wall -				
For loadbearing columns -				
	90/-/-	120/-/-	180/-/-	240/-/-
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 -				
Loadbearing	90/90/90	120/120/120	120/120/120	240/120/120
Non-loadbearing	-/90/90	-/120/120	-/120/120	-/120/120
Bounding <i>public corridors</i> , public lobbies and the like -				
Loadbearing	90/90/90	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units -				
Loadbearing	90/90/90	120/-/-	180/-/-	240/-/-
Non-loadbearing	-60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage and like <i>shafts</i> not used for the discharge of hot products or combustion				
Loadbearing	90/90/90	120/90/90	180/120/120	240/120/120
Non-loadbearing	-/90/90	-/90/90	-/120/120	-/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES				
And Columns -	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60

Notes:

- 1.1.1.1.1.1.1 *The concession granted under clause 3.5 of Specification C1.1 results in the roof of the building not being required to be fire rated if the building is a class 2 and less than 25m in effective height, or if the building is provided throughout with sprinklers). The roof must be non-combustible covering.*
 - 1.1.1.1.1.1.2 *Where a combustible material is used as a finish or lining to a wall or roof, or sunscreen, or awning, to a building element required to have an FRL the material must be exempted or complies with the fire hazard properties prescribed under C1.10 and does not otherwise constitute an undue risk of fire spread via the façade of the building.*
 - 1.1.1.1.1.1.3 *Lift shafts are required to be enclosed at the top of the shaft with fire rated construction having an FRL of 90/90/90.*
 - 1.1.1.1.1.1.4 *Fire isolated exits are to be provided with a fire rated "lid" that achieves an FRL of 90/90/90.*
 - 1.1.1.1.1.1.5 *Where roof lights are proposed they are required to be located not less than 3 metres from a roof light in an adjoining fire separated part; and must not be more than 20% of the area of the roof.*
- Note: the location of the roof lights is not to be less than 3m apart.
- 1.1.1.1.1.1.6 *Any loadbearing internal wall or loadbearing fire walls are to be masonry or concrete.*
 - 1.1.1.1.1.1.7 *A non-loading wall that is required to be fire resisting must be non-combustible construction.*
 - 1.1.1.1.1.1.8 *External walls must be non-combustible construction (i.e. no timber frame). Non-loadbearing parts of an external wall that are more than 3m from a fire source feature need not be fire rated.*
 - 1.1.1.1.1.1.9 *Internal columns in this building (being less than 25m in effective height) that are in the storey immediately below the roof can be constructed of an FRL of 60/60/60.*
 - 1.1.1.1.1.1.10 *The walls to fire rated shafts must achieve the fire rating from both directions i.e. from inside and outside the shaft. Services shafts are required to be enclosed at the top of the shaft with fire rated construction having an FRL similar to the shaft.*
 - 1.1.1.1.1.1.11 *Any lintels within any walls required to be fire rated will achieve the same fire rating as the walls within which they are located. This is not applicable if the opening is less than 3m wide and the masonry is non-loadbearing or less than 1.8m wide of the masonry is loadbearing.*

*** END OF REPORT ***