BCA Compliance Assessment Report

140-142 Ocean Street, Narrabeen

Residential apartment building

Date: 11th February 2025

Report no. J1212-BCA-2

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J1212-BCA-1	15/10/24	Preliminary BCA report for DA stage
J1212-BCA-2	11/02/25	Final BCA report for DA stage
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CONTENTS

1 Executive Summary

This report provides an assessment of the proposed residential flat building at 140-142 Ocean St, Narrabeen, NSW, against the relevant *Deemed-to-Satisfy Provisions* of the Building Code of Australia (BCA) 2022, excluding accessibility provisions, which will be addressed by a separate Access Consultant.

The design was found to be readily capable of compliance with the relevant BCA provisions, subject to the matters tabled below being addressed by further design detail and/or addressed by BCA Performance Solutions at the Construction Certificate stage.

Table 1: BCA Matters to be addressed

Item	Description	BCA provision(s)
1.	Fire hydrant system The building is required to be provided with a fire hydrant system compliant with AS 2419.1-2021. Where a fire hydrant booster is required, a performance solution will be required in relation to the booster location.	E1D2
2.	Provision for special hazards To address the fire hazards associated with electric vehicles and photovoltaic panels, a fire hazard risk assessment will need to be undertaken by a suitably qualified fire engineer at the Construction Certificate stage to determine whether any additional fire hazard measures are necessary.	E1D17 & E2D21
3.	Wall cladding To address performance requirement F3P1 in relation to weatherproofing of external walls, a performance solution will be required at the Construction Certificate stage for the proposed tile external wall cladding.	F3D5
4.	BCA Specifications In addition to the matters raised above, the BCA requirements identified in the BCA Assessment Table in Part 4 of this report as 'CRA' (Compliance Readily Achievable), will need to be certified by the relevant consultant or included in the project plans or specifications, at the Construction Certificate stage.	Various

2 Introduction

2.1 Location and Description

The development is located at 140-142 Ocean Street, Narrabeen, NSW. The works involve the construction of a three-storey residential flat building containing eleven units, rooftop private open space and a basement carpark for twenty-four cars.

2.2 Purpose of the Report

The purpose of this report is to provide a detailed assessment of the architectural design, against the Deemed-to-Satisfy Provisions of the Building Code of Australia, excluding accessibility related provisions which will be addressed by a separate Access consultant. The report will outline any non-compliances identified in the design and provide recommendations as to how BCA compliance may be achieved, either by compliance with the Deemed-to-Satisfy Provisions or by identifying opportunities for performance solutions, where appropriate.

2.3 Basis of the Report

This report is based on:

- the architectural plans provided, as listed in Annexure A; and
- the National Construction Code 2022, Volume One, Building Code of Australia.

2.4 Building Code of Australia Structure

The Building Code of Australia is divided into two volumes.

BCA Volume One contains the requirements for-

(a) all Class 2 to 9 buildings

(b) access requirements for people with a disability in Class 1b and 10a buildings; and

(c) certain Class 10b structures including access requirements for people with a disability in Class 10b swimming pools.

BCA Volume Two contains the requirements for—

(a) Class 1 and 10a buildings (other than access requirements for people with a disability in Class 1b and 10a buildings); and

(b) certain Class 10b structures (other than access requirements for people with a disability in Class 10b swimming pools); and

(c) Class 10c private bushfire shelters.

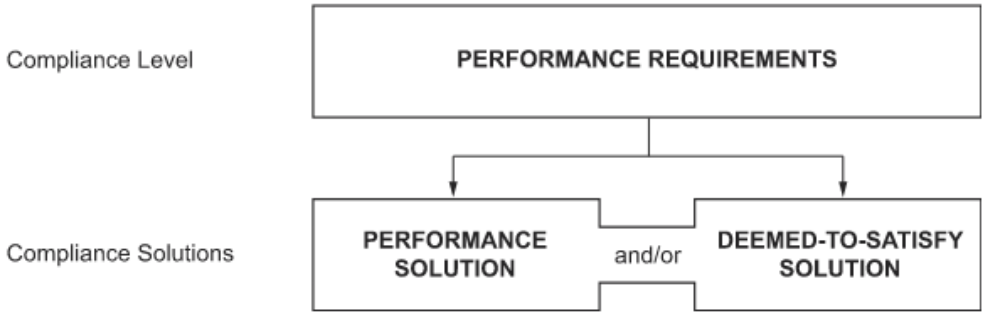
2.5 Compliance with the BCA

Compliance with the BCA is achieved through complying with the BCA Performance Requirements. The performance requirements are detailed at the start of each section of the BCA and may be satisfied by:

- a performance solution,
- a deemed-to-satisfy solution or
- a combination of the two,

as demonstrated in BCA Figure A2G1 below.

Figure A2G1: NCC compliance structure



This report provides an assessment of the design against the Deemed-to-Satisfy (DTS) Provisions of the BCA.

Where a reference is made to an Australian Standard within this report, the standard version applicable is the version (including any amendments) listed in Schedule 2 of the BCA 2022, Volume 1, which can be found at the following link: https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/2-referenced-documents/referenced-documents

The terms identified by italics throughout this report are defined terms in Schedule 1 of the BCA, some of which are included Annexure B of this report

2.6 Limitations of the Report

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

a) the structural design of the building;
b) the inherent or derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to);
c) requirements of Australian Standards unless specifically referred to;
d) the design of any proposed electrical, mechanical, hydraulic, passenger lift or fire protection services;
e) proposed fire sealing methods, or installation, for service penetrations through fire rated elements;
f) Section J details such as compliance with R-values, glazing calculations or services compliance;
g) weatherproofing or waterproofing design details.

This report does not include, nor imply compliance with:

a) the National Construction Code Volume Three – Plumbing Code of Australia;
b) the Disability Discrimination Act 1992;
c) BCA Part D4 'Access for people with a disability';
d) Work Health and Safety Act 2011;
e) requirements of Australian Standards unless specifically referred to;

f) requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, Department of Planning and the like; or
g) conditions of the Development Consent issued by the Local Consent Authority.

3 BCA Assessment Data

For the purposes of the Building Code of Australia, the development may be described as follows.

3.1 Building Classification

The building has been classified according to its use, in accordance with BCA Part A6.

Class	Level	Description
2	Part Basement Level (lobby stair), Ground Floor, Level 01 and Level 02	Residential *sole-occupancy units* and associated common areas
7a	Part Basement	*Carpark*

Note: In accordance with the exemption under Clause A6G1 of the BCA, the storage areas at basement level need not be classified as Class 7b, as they form less than 10% of the floor area of the storey.

3.2 Building Rise in Storeys

The building has a *rise in storeys* of three (3), determined in accordance with BCA Clause C2D3.

3.3 Type of Construction

The building is required to be of Type A *fire-resisting construction*, in accordance with BCA Clause C2D2.

3.4 Effective Height

The building has an *effective height* of 9.17 m.

3.5 Exits

The *exits* of the building are as follows:

Basement level

- The two non-*fire-isolated stairways* that discharge to Ground Level, one discharging internally within the residential lobby and the other externally.

Ground level

- The entry door of the residential lobby.

Level 01 & Level 02

- The non-*fire-isolated stairway* discharging within the residential lobby at Ground Level.

3.6 Location of Fire-source Features

The *fire-source features* to which the building is exposed and their approximate distances from the building's external walls are as follows:

North:	The northern side allotment boundary (4.5 m)
South:	The southern side allotment boundary (4.5 m)
East:	The far boundary of Ocean St (> 6m)
West:	The rear allotment boundary (6 m)

3.7 Climate Zone

For the purposes of Section J of the BCA, the building is located within Climate Zone 5.

4 BCA Clause-by-Clause Assessment

The table on the following page provides a clause-by-clause assessment of the design against the applicable *Deemed-to-Satisfy Provisions* of the BCA.

The following abbreviations have been used to indicate the compliance status:

NA	Not applicable – The deemed-to-satisfy clause is not applicable to the design
Complies	The design complies with the relevant parts of the deemed-to-satisfy clause
CRA	Compliance readily achievable – The design is consistent with the relevant deemed-to-satisfy clause, however strict compliance with the clause will need to be demonstrated by either certification by the appropriate party or by inclusion in the plans or BCA specifications at Construction Certificate stage.
DNC	Does Not Comply
PS	Performance Solution – BCA compliance is proposed or recommended to be achieved via a Performance Solution, in lieu of compliance with the subject deemed-to-satisfy clause.
Noted	The clause has been considered in the assessment, however, does not require any further design input.

BCA Clause-by-Clause Assessment Table

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
Part B1 – Structural provisions			
B1D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
B1D2: Resistance to actions	The resistance of the building must be greater than the most critical action effect resulting from different combinations of actions, where– (a) the most critical action effect is determined in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0-2002; and (b) the resistance of a building or structure is determined in accordance with B1D4.	-	CRA
B1D3: Determination of individual actions	The magnitude of individual actions must be determined in accordance with clause B1D3 of the BCA.	-	CRA
B1D4: Determination of structural resistance of materials and forms of construction	The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate: (a) Masonry (including masonry-veneer, unreinforced masonry and reinforced masonry): 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 Tables 10.3 and 4.1(a)(i)(C) of AS 3700.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(b) Concrete: (i) Concrete construction (including reinforced and prestressed concrete): AS 3600 (ii) Autoclaved aerated concrete: AS 5146.1 & AS 5146.3. (iii) Post-installed and cast-in fastenings: AS 5216. (c) Steel construction: (i) Steel structures: AS 4100. (ii) Cold-formed steel structures: AS/NZS 4600. (iii) Low-rise steel framing: NASH Standard – Part 1 or Part 2. (d) Composite steel and concrete: AS/NZS 2327. (e) Aluminium construction: AS/NZS 1664.1 or AS/NZS 1664.2. (f) Timber construction: (i) Design of timber structures: AS 1720.1. (ii) Timber structures: AS 1684.2, AS 1684.3 or AS 1684.4. (iii) Nailplated timber roof trusses: AS 1720.5. (g) Piling: AS 2159. (h) Glazed assemblies: (i) Glazed assemblies in an *external wall* must comply with AS 2047: (ii) Glazed assemblies not in an external wall must comply with AS 1288:		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(i) Termite Risk Management: Where a *primary building element* is subject to attack by subterranean termites: AS 3660.1, and— (i) for the purposes of this provision, a *primary building element* consisting entirely of, or a combination of, any of the following materials is considered not subject to termite attack: (A) Steel, aluminium or other metals. (B) Concrete. (C) Masonry. (D) Fibre-reinforced cement. (E) Timber — naturally termite resistant in accordance with Appendix C of AS 3660.1. (F) Timber — preservative treated in accordance with Appendix D of AS 3660.1; and (ii) a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating— (A) the termite management system used; and (B) the date of installation of the system; and (C) where a chemical is used, its life expectancy as listed on the *appropriate authority's* pesticides register label; and (D) the installer's or manufacturer's recommendations for the scope and		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	frequency of future inspections for termite activity. (j) Roof construction: (i) Terracotta, fibre-cement and timber slates and shingles: AS 4597. (ii) Roof tiling: AS 2050. (iii) (not applicable) (iv) Metal roofing: AS 1562.1.		
B1D5: Structural software	Not applicable	-	NA
B1D6: Construction of buildings in flood hazard areas	Not applicable	-	NA
Part C2 – Fire resistance and stability			
C2D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
C2D2: Type of construction required	(1) The minimum Type of *fire-resisting* construction of a building **must** be determined in accordance with Table C2D2. (2) Each building element must comply with Specification 5 as applicable.	Refer to Type A *fire-resisting construction* requirements detailed in Specification 5 section below.	-
C2D3: Calculation of rise in storeys	(1) The *rise in storeys* is the sum of the greatest number of *storey*s at any part of the external walls of the building and any *storey*s within the roof space— (a) above the finished ground next to that part; or	The building has a *rise in storey*s of three (3).	Noted

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(b) if part of the external wall is on the boundary of the allotment, above the natural ground level at the relevant part of the boundary. (2) A *storey* is not counted if— (a) it is situated at the top of the building and contains only heating, ventilating or lift equipment, water tanks, or similar service units or equipment; or (b) it is situated partly below the finished ground and the underside of the ceiling is not more than 1 m above the average finished level of the ground at the external wall, or if the external wall is more than 12 m long, the average for the 12 m part where the ground is lowest.		
C2D4: Buildings of multiple classification	Informational	-	Noted
C2D5: Mixed Types of construction	Not applicable	-	NA
C2D6: Two *Storey* Class 2, 3 or 9c buildings	Not applicable	-	NA
C2D7: Class 4 Parts of building	Not applicable	-	NA
C2D8: Open spectator stands and indoor sports stadium	Not applicable	-	NA
C2D9: Lightweight construction	(1) *Lightweight construction* must comply with BCA Specification 6 if it is used in a wall system— (a) that is required to have an FRL; or	Certification of compliance with BCA Specification 6 will be required for any proposed lightweight wall construction subject to this clause.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non fire-isolated passageway or non fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal. (2) If *lightweight construction* is used for the *fire-resisting* covering of a steel column or the like, and if— (a) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting; and (b) the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material.	Where *lightweight construction* is used for the *fire-resisting* covering of a steel column or the like, it must comply with part (2) of this clause.	
C2D10: Non-combustible building elements	(1) The following building elements and their components must be *non-combustible*: (a) External walls, including all components incorporated in them including the facade covering, framing and insulation. (b) The flooring and floor framing of the lift pit. (c) Non-*loadbearing* internal walls required to be *fire-resisting.* (2) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is non-*loadbearing*, must be of *non-combustible* construction.	Timber framing Clause S5C20 provides an exemption from parts (1) and (2), whereby timber framing may be used in the Class 2 parts.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(3) A *loadbearing* internal wall, including those that are part of a *loadbearing* shaft, must comply with Specification 5. (4) The requirements of (1) and (2) do not apply to the following: (a) Gaskets. (b) Caulking. (c) Sealants. (d) Termite management systems. (e) Glass, including laminated glass, and associated adhesives, including tapes. (f) Thermal breaks associated with– (i) glazing systems; or (ii) external walls systems, where the thermal breaks– (A) are no larger than necessary to achieve thermal objectives; and (B) do not extend beyond one *storey*; and (C) do not extend beyond one *fire compartment*s. (g) Damp-proof courses. (h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm. (i) Isolated— (i) construction packers and shims; or		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(ii) blocking for fixing fixtures; or (iii) fixings, including fixing accessories; or (iv) acoustic mounts. (j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level. (k) Joint trims and joint reinforcing tape of a width no greater than 50 mm. (l) Weather sealing materials, applied to gaps no wider than 50 mm, used within and between concrete elements. (m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate and associated with masonry wall construction. (n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout. (o) A paint, lacquer or a similar finish or coating. (p) Adhesives, including tapes, associated with stiffeners for cladding systems. (q) Fire-protective materials and components required for the protection of penetrations (5) The following materials, when entirely composed of itself, are *non*-combustible and may be used wherever a *non-combustible* material is required: (a) Concrete. (b) Steel, including metallic coated steel.		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(c) Masonry, including mortar. (d) Aluminium, including aluminium alloy. (e) Autoclaved aerated concrete, including mortar. (f) Iron. (g) Terracotta. (h) Porcelain. (i) Ceramic. (j) Natural stone. (k) Copper. (l) Zinc. (m) Lead. (n) Bronze. (o) Brass. (6) The following materials 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. (e) Pre-finished metal sheeting having a *combustible* surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0.		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(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; and (iv) when located externally, are fixed in accordance with C2D15.		
C2D11: Fire hazard properties	(1) The *fire hazard properties* of the following internal linings, materials and assemblies must comply with BCA Specification 7: (a) Floor linings and floor coverings. (b) Wall linings and ceiling linings. (c) Air-handling ductwork. (d) Lift car. (e) (not applicable) (f) (not applicable) (g) Sarking-type materials. (h) Attachments to floors, ceilings, internal walls, *fire walls* and to internal linings of external walls.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(i) Other materials including insulation materials other than sarking-type materials. (2) Paint or fire-retardant coatings must not be used in order to make a material comply with a *required fire hazard property*. (3) The requirements of (1) do not apply to a material or assembly if it is— (a) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or (b) a *fire-protective covering*; or (c) a timber-framed *window*; or (d) a solid timber handrail or skirting; or (e) a timber-faced door; or (f) an electrical switch, socket-outlet, cover plate or the like; or (g) a material used for— (i) a roof insulating material applied in continuous contact with a substrate; or (ii) an adhesive; or (iii) a *damp-proof course*, *flashing*, caulking, sealing, ground moisture barrier, or the like; or (h) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or (i) (not applicable) (j) a face plate or neck adaptor of supply and return air outlets of an air handling system; or		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(k) a face plate or diffuser plate of light fitting and emergency exit signs and associated electrical wiring and electrical components; or (l) a joinery unit, cupboard, shelving, or the like; or (m) an attached non-building fixture and fitting such as— (i) a curtain, blind, or similar décor; and (ii) a whiteboard, window treatment or the like; or (n) (not applicable) (o) any other material that does not significantly increase the hazards of fire.		
C2D12: Performance of external walls in fire	Not applicable	-	NA
C2D13: Fire-protected timber: Concession	Not applicable	-	NA
C2D14: Ancillary elements	An *ancillary element* must not be fixed, installed, attached to or supported by the internal parts or external face of an external wall that is required to be *non-combustible* unless it is one of the following: (a) An *ancillary element* that is *non-combustible*. (b) A gutter, downpipe or other plumbing fixture or fitting. (c) A flashing. (d) A grate or grille not more than 2 m² in area associated with a building service. (e) An electrical switch, socket-outlet, cover plate or the like.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(f) A light fitting. (g) A required sign. (h) A sign other than one provided under (a) or (g) that— (i) achieves a group number of 1 or 2; and (ii) does not extend beyond one *storey*; and (iii) does not extend beyond one *fire compartment*; and (iv) is separated vertically from other signs permitted under (h) by at least 2 *storey*s. (i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that— (i) meets the relevant requirements of Table S7C7 as for an internal element; and (ii) serves a *storey*— (A) at ground level; or (B) immediately above a *storey* at ground level; and (iii) does not serve an *exit*, where it would render the *exit* unusable in a fire. (j) A part of a security, intercom or announcement system. (k) Wiring. (l) Waterproofing material installed in accordance with AS 4654.2 and applied to an adjacent floor surface, including vertical upturn, or a roof surface.		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(m) Collars, sleeves and insulation associated with service installations. (n) Screens applied to vents, weepholes and gaps complying with AS 3959. (o) Wiper and brush seals associated with doors, *windows* or other openings. (p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o). C2D14 does not apply to ancillary elements fixed, installed or attached to the internal face or lining of an external wall. C2D14 does not prevent the mounting of domestic air-conditioning condenser units on external walls. Ancillary elements fixed, installed or attached to the internal face or lining of an external wall may be subject to other provisions such as C2D11.		
C2D15: Fixing of bonded laminated cladding panels	Not applicable	-	NA
Part C3 – Compartmentation and separation			
C3D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
C3D2: Application of Part	Informational	-	Noted
C3D3: General floor area and volume limitations	The size of the Class 7 *fire compartment* must not exceed the relevant maximum *floor area,* nor the relevant maximum *volume* set out in Table C3D3.	-	Complies
C3D4: Large isolated buildings	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
C3D5: Requirements for open spaces and vehicular access	Not applicable	-	NA
C3D6: Class 9 buildings	Not applicable	-	NA
C3D7: Vertical separation of openings in external walls	(1) 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 450 mm outside the lower opening (measured horizontally), the openings must be separated by— (a) a spandrel which— (i) is not less than 900 mm in height; and (ii) extends not less than 600 mm above the upper surface of the intervening floor; and (iii) is of non-combustible material having an FRL of not less than 60/60/60; or (b) (not applicable) (c) (not applicable) (d) a slab or other horizontal construction that— (i) projects outwards from the external face of the wall not less than 1100 mm; and (ii) extends along the wall not less than 450 mm beyond the openings concerned; and (iii) is non-combustible and has an FRL of not less than 60/60/60. (2) The requirements of (1) do not apply to— (a) (not applicable)	As the building will not be sprinkler-protected, compliance with this clause is required. Compliant vertical separation is readily achievable in the current design, however further design details, including external wall FRLs will be required at the Construction Certificate stage to confirm compliance. Part (3) of this clause may be addressed for the parts of the external walls that do not contain an opening, by ensuring external walls at Level 01 and the southern wall of the two bedrooms at Level 02, achieve an FRL of not less than 90/60/60 where loadbearing, or 60/60/60 where non-loadbearing.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(b) (not applicable) (c) a building which has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout; or (d) (not applicable) (e) (not applicable) (3) For the purposes of C3D7, 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.		
C3D8: Separation by fire walls	(1) Construction — A *fire wall* must be constructed in accordance with the following: (a) The *fire wall* has the relevant FRL prescribed by Specification 5 for each of the adjoining parts, and if these are different, the greater FRL. (b) Any openings in a *fire wall* must not reduce the FRL required by Specification 5 for the *fire wall*, except where permitted by the *Deemed-to-Satisfy Provisions* of Part C4. (c) Building elements must not pass through or cross the *fire wall* unless the required *fire-resisting* performance of the *fire wall* is maintained.	This clause is relevant to the walls separating the Class 2 lobby stair from the Class 7a parts of the Basement Level. Refer to Clause C3D9 below.	CRA
C3D9: Separation of classifications in the same storey	(1) If a building has parts of different classifications located alongside one another in the same *storey*— (a) each building element in that *storey* must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or (b) the parts must be separated in that *storey* by a *fire wall*.	This clause applies to the Basement Level, containing both Class 2 and Class 7a. To comply with this clause, it is recommended that fire wall separation be provided between Class 2 lobby stair and the remainder of the Basement Level. The fire wall separation must achieve an FRL of not less than 120/120/120 and the doorway must be a -/120/30, self-closing fire door, in accordance with Clause C4D6.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(2) A *fire wall* required by (1)(b) must have the FRL prescribed in accordance with Specification 5 as applicable for that element for the Type of construction and the classifications concerned. (3) For the purposes of (2), the FRL in Specification 5 must be the higher FRL prescribed in Tables S5C11d. (4) (not applicable)		
C3D10: Separation of classifications in different *storey*s	If parts of different classification are situated one above the other in adjoining *storey*s they must be separated as follows: (a) Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 for the classification of the lower *storey*.	In accordance with this clause, the slab separating the Basement from Ground Floor must achieve an FRL of not less than 120/120/120.	CRA
C3D11: Separation of lift shafts	(1) Any lift connecting more than 2 *storey*s, or more than 3 *storey*s if the building is sprinklered, (other than lifts which are wholly within an atrium) must be separated from the remainder of the building by enclosure in a shaft in which— (a) in a building required to be of Type A construction — the walls have the relevant FRL prescribed by Specification 5; and (2) (not applicable) (3) Openings for lift landing doors and services must be protected in accordance with the *Deemed-to-Satisfy Provisions* of Part C4.	The lift must be separated by enclosure in a fire-rated shaft in accordance with this clause.	CRA
C3D12: Stairways and lifts in one shaft	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a *fire-resisting* shaft.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
C3D13: Separation of equipment	(1) Equipment other than that described in (2) and (3) must be separated from the remainder of the building with construction complying with (4), if that equipment comprises— (a) lift motors and lift control panels; or (b) emergency generators used to sustain emergency equipment operating in the emergency mode; or (c) central smoke control plant; or (d) *boilers;* or (e) a *battery system* installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. (2) Equipment need not be separated in accordance with (1) if the equipment comprises— (a) (not applicable) (b) (not applicable) (c) a lift installation without a machine-room; or (d) equipment otherwise adequately separated from the remainder of the building. (3) Separation of on-site fire pumps must comply with the requirements of AS 2419.1-2021. (4) Separating construction must have— (a) except as provided by (b)— (i) an FRL as required by Specification 5, but not less than 120/120/120; and	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(ii) any doorway protected with a *self-closing* fire door having an FRL of not less than –/120/30; or (b) when separating a lift shaft and lift motor room, an FRL not less than 120/–/–.		
C3D14: Electricity supply system	Not applicable	-	NA
C3D15: Public corridors in Class 2 and 3 Buildings	Not applicable	-	NA
Part C4 – Protection of openings			
C4D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
C4D2: Application of Part	Informational– (1) The *Deemed-to-Satisfy Provisions* of this Part do not apply to the following– (a) Control joints, weep holes and the like in external walls of masonry construction and joints between panels in external walls of pre-cast concrete panel construction if, in all cases they are not larger than necessary for the purpose. (b) *Non-combustible* ventilators for subfloor or cavity ventilation, if each does not exceed 45 000 mm^2 in face area and is spaced not less than 2 m from any other ventilator in the same wall. (c) Openings in the vertical plane formed between building elements at the construction edge or	-	Noted

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	perimeter of a balcony or verandah, colonnade, terrace, or the like. (2) For the purposes of the *Deemed-to-Satisfy Provisions* of this Part, openings in building elements required to be *fire-resisting* include doorways, *windows* (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the required FRL. (3) For the purposes of the *Deemed-to-Satisfy Provisions* of this Part, openings, other than those covered under (1)(c), between building elements such as columns, beams and the like, in the plane formed at the construction edge or perimeter of the building, are deemed to be openings in an external wall.		
C4D3: Protection of openings in external walls	Not applicable	There are no openings in external walls located less than 3 m of and exposed to, a side or rear boundary.	NA
C4D4: Separation of external walls and associated openings in different fire compartments	Not applicable	-	NA
C4D5: Acceptable methods of protection	(1) (not applicable) (2) Fire doors must comply with BCA Specification 12.	-	CRA
C4D6: Doorways in fire walls	(1) The aggregate width of openings for doorways in a fire wall, which are not part of a *horizontal exit*, must not exceed ½ of the length of the fire wall, and each doorway must be protected by— (a) 2 fire doors or fire shutters, one on each side of the doorway, each of which has an FRL of not less than	In accordance with parts (1)(c) and (2) of this clause, the door to the residential lobby stair at Basement Level must be a self-closing or automatic closing –/120/30 fire door.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	½ that required by Specification 5 for the fire wall except that each door or shutter must have an insulation level of at least 30; or (b) a fire door on one side and a fire shutter on the other side of the doorway, each of which complies with (a); or (c) a single fire door or fire shutter which has an FRL of not less than that required by Specification 5 for the fire wall except that each door or shutter must have an insulation level of at least 30. (2) A fire door or fire shutter required by (1)(a), (b) or (c) must be self-closing, or automatic closing in accordance with (3) and (4). (3) The automatic closing operation required by (2) must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located on each side of the fire wall not more than 1.5 m horizontal distance from the opening. (4) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation of the system in either fire compartment separated by the fire wall must also initiate the automatic closing operation.		
C4D7: Sliding fire doors	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
C4D8: Protection of doorways in horizontal exits	Not applicable	-	NA
C4D9: Openings in fire-isolated exits	Not applicable	-	NA
C4D10: Service penetrations in fire-isolated exits	Not applicable	-	NA
C4D11: Openings in fire-isolated lift shafts	(1) Doorways — If a lift shaft is required to be fire-isolated, an entrance doorway to that shaft must be protected by –/60/– fire doors that— (a) comply with AS 1735.11-1986; and (b) are set to remain closed except when discharging or receiving passengers, goods or vehicles. (2) Lift indicator panels — A lift call panel, indicator panel or other panel in the wall of a fire-isolated lift shaft must be backed by construction having an FRL of not less than –/60/60 if it exceeds 35 000 mm^2 in area.	-	CRA
C4D12: Bounding Construction: Class 2, 3 and 4 Buildings	Entry doors to the *sole occupancy units* must be protected by self–closing -/60/30 fire doors.	-	CRA
C4D13: Openings in floors and ceilings for services	A service passing through a floor required to have an FRL must be protected— > by a shaft complying with Specification 5; or > in accordance with C4D15.	-	CRA
C4D14: Openings in shafts	An opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by—	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(a) if it is in a *sanitary compartment* — a door or panel which, together with its frame, is non-combustible or has an FRL of not less than –/30/30; or (b) a *self-closing* –/60/30 fire door or hopper; or (c) an access panel having an FRL of not less than –/60/30; or (d) if the shaft is a garbage shaft — a door or hopper of *non-combustible* construction.		
C4D15: Openings for service installations	(1) The requirements of (2) apply where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to *integrity* or *insulation* or a *resistance to the incipient spread of fire.* (2) An installation mentioned in (1) must comply with any one of the following: (a) Tested systems — the following applies: (i) The service, building element and any protection method at the penetration— (A) are identical with a prototype assembly of the service, building element and protection method which has been tested in accordance with AS 4072.1-2005 and AS 1530.4-2014 and has achieved the required FRL or resistance to the incipient spread of fire; or (B) differ from a prototype assembly of the service, building element and protection	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	method in accordance with Section 4 of AS 4072.1-2005. (ii) It complies with (i) except for the insulation criteria relating to the service if— (A) the service is a pipe system comprised entirely of metal (excluding pipe seals or the like); and (B) any combustible building element is not located within 100 mm of the service for a distance of 2 m from the penetration; and (C) combustible material is not able to be located within 100 mm of the service for a distance of 2 m from the penetration; and (D) it is not located in a required exit. (iii) The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2. (b) Ventilation and air-conditioning — in the case of ventilating or air-conditioning ducts or equipment, the installation is in accordance with AS 1668.1-2015. (c) Compliance with BCA Specification 13 — the following applies: (i) The service is a pipe system comprised entirely of metal (excluding pipe seals or the like) and is installed in accordance with Specification 13 and it—		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(A) penetrates a wall, floor or ceiling, but not a ceiling required to have a resistance to the incipient spread of fire; and (B) connects not more than 2 *fire compartments* in addition to any *fire-resisting* service shafts; and (C) does not contain a flammable or combustible liquid or gas. (ii) The service is sanitary plumbing installed in accordance with Specification 13 and it— (A) is of metal or UPVC pipe; and (B) penetrates the floors of a Class 5, 6, 7, 8 or 9b building; and (C) is in a sanitary compartment separated from other parts of the building by walls with the FRL required by Specification 5 for a stair shaft in the building and a *self-closing* –/60/30 fire door. (iii) The service is a wire or cable, or a cluster of wires or cables installed in accordance with Specification 13 and it— (A) penetrates a wall, floor or ceiling, but not a ceiling required to have a resistance to the incipient spread of fire; and (B) connects not more than 2 *fire compartments* in addition to any *fire-resisting* service shafts.		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(iv) The service is an electrical switch, outlet, or the like, and it is installed in accordance with Specification 13.		
C4D16: Construction joints	(1) Construction joints, spaces and the like in and between building elements required to be *fire-resisting* with respect to integrity and insulation must be protected in a manner– (a) identical with a prototype tested in accordance with AS 4072.1-2005 and AS 1530.4-2014 to achieve the required FRL; or (b) that differs from a prototype in accordance with Section 4 of AS 4072.1-2005 and achieves the required FRL. (2) The determination of the required FRL must be confirmed in a report from an *Accredited Testing Laboratory* in accordance with Specifications 1 and 2. (3) The requirements of (1) do not apply where joints, spaces and the like between *fire-protected timber* elements are provided with cavity barriers in accordance with Specification 9.	-	CRA
C4D17: Columns protected with lightweight construction to achieve an FRL	Not applicable	-	NA
Specification 5 – Fire-resisting construction			
S5C1: Scope	This Specification contains requirements for the *fire-resisting* construction of building elements.	-	Noted

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
S5C2: Exposure to fire-source features	Informational– (1) A part of a building element is exposed to a *fire-source feature* if any of the horizontal straight lines between that part and the *fire-source feature*, or vertical projection of the feature, is not obstructed by another part of the building that— (a) has an FRL of not less than 30/–/–; and (b) is neither transparent nor translucent. (2) A part of a building element is not exposed to a *fire-source feature* if the *fire-source feature* is— (a) (not applicable) (b) a side or rear boundary of the allotment and the part concerned is below the level of the finished ground at every relevant part of the boundary concerned. (3) If various distances apply for different parts of a building element— (a) the entire element must have the FRL applicable to that part having the least distance between itself and the relevant *fire-source feature*; or (b) each part of the element must have the FRL applicable according to its individual distance from the relevant fire-(b)source feature. (4) The requirements of (3) do not override or permit any exemption from S5C3.	-	Noted
S5C3: Fire protection for a support of another part	(1) Where a part of a building required to have an FRL depends upon direct vertical or lateral support from	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	another part to maintain its FRL, that supporting part, subject to (2), must— (a) have an FRL not less than that required by other provisions of this Specification; and (b) if located within the same *fire compartment* as the part it supports have an FRL in respect of structural adequacy the greater of that required— (i) for the supporting part itself; and (ii) for the part it supports; and (c) be *non-combustible*— (i) if required by other provisions of this Specification; or (ii) if the part it supports is required to be *non-combustible*. (2) The following building elements need not comply with (1)(b) and (1)(c)(ii): (a) (not applicable) (b) (not applicable) (c) A roof providing lateral support in a building— (i) of Type A construction if it complies with S5C15(a), (b) or (d); and (ii) (not applicable) (d) A column providing lateral support to a wall where the column complies with S5C6(1) and (2). (e) An element providing lateral support to a *fire wall* or *fire-resisting* wall, provided the wall is supported		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	on both sides and failure of the element on one side does not affect the fire performance of the wall.		
S5C4: Lintels	(1) A lintel must have the FRL required for the part of the building in which it is situated. (2) A lintel need not comply with (1) if it does not contribute to the support of a fire door, fire window or fire shutter, and— (a) it spans an opening in— (i) (not applicable) (ii) a non-*loadbearing* wall of a Class 2 building; or (b) it spans an opening in masonry which is not more than 150 mm thick and— (i) not more than 3 m wide if the masonry is non-*loadbearing*; or (ii) not more than 1.8 m wide if the masonry is *loadbearing* and part of a solid wall or one of the leaves of a cavity wall.	-	CRA
S5C5: Method of attachment not to reduce the fire-resistance of building elements	The method of attaching or installing a finish, lining, *ancillary element* or service installation to a building element must not reduce the fire-resistance of that element to below that required.	-	CRA
S5C6: General concessions	Balcony concession A balcony or the like and any incorporated supporting part, which is attached to or forms part of a building, need not comply with Tables S5C11c and S5C11g if—	-	Noted

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(i) it does not form part of the only path of travel to a required exit from the building; and (ii) Type A construction— (A) it is situated not more than 2 *storey*s above the lowest *storey* providing direct egress to a road or open space; and (B) any supporting columns are of non-combustible construction.		
S5C7: Mezzanine floors: Concession	Not applicable	-	NA
S5C8: Enclosure of shafts	(1) Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building. (2) The provisions of (1) need not apply to— (a) the top of a shaft extending beyond the roof covering; or (b) the bottom of a shaft if it is *non-combustible* and laid directly on the ground.	-	CRA
S5C9: Carparks in Class 2 and 3 Buildings	Not applicable	-	NA
S5C10: Residential care building: Concession	Not applicable	-	NA
Type A Fire-resting Construction			
S5C11: Fire-resistance of building elements	(1) In a building *required* to be of Type A construction— (a) each building element listed in Tables S5C11a to S5C11g and any beam or column incorporated in it,	In relation to S5C11(1)(a), the Type A FRLs from Tables S5C11a to S5C11g are detailed in Part 7 of this report.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	must have an FRL not less than that listed in those Tables for the particular Class of building concerned; and (b) any *internal wall required* to have an FRL with respect to *integrity* and *insulation* must extend to— (i) the underside of the floor next above; or (ii) the underside of a roof complying with Tables S5C11a to S5C11g; or (iii) if under S5C15 the roof is not *required* to comply with Tables S5C11a to S5C11g, the underside of the *non-combustible* roof covering and, except for roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not be crossed by timber or other *combustible* building elements; or (iv) a ceiling that is immediately below the roof and has a *resistance to the incipient spread of fire* to the roof space between the ceiling and the roof of not less than 60 minutes; and (c) a *loadbearing internal wall* and a *loadbearing fire wall* (including those that are part of a *loadbearing* shaft) must be constructed from— (i) concrete; or (ii) masonry; or (iii) (not applicable) (iv) any combination of (i) to (iii); and (2) (not applicable) (3) For the purposes of Table S5C11a and Table S5C11b, *external wall* includes any column and other building	*Fire-resistance levels* (FRLs) of building elements must be determined in accordance with Schedules 1 and 2 of BCA 2022.	

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	element incorporated within it or other external building element.		
S5C12: Concessions for floors	A floor laid directly on the ground need not achieve an FRL.	-	Noted
S5C13: Floor Loading of Class 5 and 9b buildings: Concession	Not applicable	-	NA
S5C14: Roof superimposed on concrete slab: Concession	Not applicable	-	NA
S5C15: Roof: Concession	A roof need not comply with Tables S5C11a to S5C11g if its covering is non-combustible and the building— (a) has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout; or (b) has a *rise in storey*s of 3 or less; or (c) is of Class 2 or 3; or (d) has an effective height of not more than 25 m and the ceiling immediately below the roof has a resistance to the incipient spread of fire to the roof space of not less than 60 minutes.	In accordance with part (b) of this clause, the roof of the building need not achieve an FRL, provided the covering is non-combustible.	Noted
S5C16: Roof lights	Not applicable	No roof lights are proposed.	NA
S5C17: Internal columns and walls: Concession	For a building with an effective height of not more than 25 m and having a roof without an FRL in accordance with S5C15, in the *storey* immediately below that roof, internal columns other than those referred to in S5C11(1)(d) and	-	Noted

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	internal walls other than *shaft* walls may have an FRL of 60/60/60.		
S5C18: Open spectator stands and indoor sports stadiums concession	Not applicable	-	NA
S5C19: Carparks	Not applicable	-	NA
S5C20: Class 2 and 3 buildings: Concession	(1) In a Class 2 building with a *rise in storeys* of not more than 3— (a) notwithstanding C2D10(1) and (2) and C3D7, timber framing may be used for— (i) *external walls*; and (ii) (not applicable) (iii) the floor framing of lifts pits; and (iv) non-*loadbearing internal walls* which are *required* to be *fire-resisting*; and (v) non-*loadbearing shafts*; and (vi) spandrels or horizontal construction provided for the purposes of C3D7; and (b) notwithstanding S5C11(1)(c), for *loadbearing internal walls* and *loadbearing fire walls*— (i) timber framing may be used; and (ii) *non-combustible* materials may be used; and (c) notwithstanding S5C3(1)(c), timber framing may be used for a part of a building that provides support to a part of a building constructed of	This concession permitting the use of timber framing, may be applied to the Class 2 parts of the building.	Noted

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	timber framing or *non-combustible* material in accordance with (a) and (b).		
Part D2 – Provision for escape			
D2D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
D2D2: Application of Part	The *Deemed-to-Satisfy Provisions* of this Part do not apply to the internal parts of a *sole-occupancy unit* in a Class 2 building.	-	Noted
D2D3: Number of exits required	> Every *storey* must have at least one exit and not less than 2 exits must be provided from the basement. > Without passing through another *sole-occupancy unit*, every occupant of a storey or part of a storey must have access to— o an exit; or o at least 2 exits if 2 or more exits are required.	-	Complies
D2D4: When fire-isolated stairways and ramps are required	(1) Class 2 buildings — The following applies: (a) Subject to (b), every stairway or ramp serving as a *required exit* must be fire-isolated unless it connects, passes through or passes by not more than 3 consecutive *storeys* in a Class 2 building. (b) Notwithstanding (a), one extra storey of any classification may be included if— (i) it is only for the accommodation of motor vehicles or for other ancillary purposes; or (ii) (not applicable) (iii) (not applicable)	<u>Lobby stair</u> The lobby stair is located within the Class 2 part of the building and passes through 3 residential storeys and the basement storey and therefore is not required to be fire-isolated. <u>Eastern basement stair</u> The eastern basement stair is located within the Class 7a part of the building and passes through the basement storey and passes by the ground level storey and is therefore not required to be fire-isolated.	Complies

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(2) Class 7 buildings — Every stairway or ramp serving as a *required exit* must be fire-isolated unless— (a) (not applicable) (b) (not applicable) (c) it connects, passes through or passes by not more than 2 consecutive *storeys* and one extra storey of any classification may be included if— (i) (not applicable) (ii) (not applicable)		
D2D5: Exit travel distances	Class 2 buildings > The entrance doorway of any *sole-occupancy unit* must be not more than— ○ 6 m from an *exit* or from a point from which travel in different directions to 2 *exits* is available; or ○ 20 m from a single *exit* serving the storey at the level of egress to a road or *open space*; and > no point on the floor of a room which is not in a *sole-occupancy unit* must be more than 20 m from an *exit* or from a point at which travel in different directions to 2 *exits* is available. Class 7 buildings No point on a floor must be more than 20 m from an *exit*, or a point from which travel in different directions to 2 *exits* is available, in which case the maximum distance to one of those *exits* must not exceed 40 m.	-	Complies
D2D6: Distance between alternative exits	*Exits* that are required as alternative means of egress from the basement must be—	-	Complies

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	> distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 *exits* is readily available from all points on the floor including lift lobby areas; and > not less than 9 m apart; and > located so that alternative paths of travel do not converge such that they become less than 6 m apart.		
D2D7: Height of doorways in exits and paths of travel to exits	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.	-	CRA
D2D8: Width of exits and paths of travel to exits	The unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than 1 m.	-	CRA
D2D9: Width of doorways in exits of paths of travel to exits	In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than 750 mm.	-	CRA
D2D10: Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel to a road or *open space.*	-	Complies
D2D11: Determination and measurement of exits and paths of travel to exits	For the purposes of D2D7 to D2D10 the following apply: (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must— (i) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like; and	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(ii) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosings of the treads or the floor surface of the ramp or landing.		
D2D12: Travel via fire-isolated exits	Not applicable	-	NA
D2D13: External stairways or ramps in lieu of fire-isolated exits	Not applicable	-	NA
D2D14: Travel by non-fire-isolated stairways or ramps	(1) A non-*fire-isolated stairway* or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every *storey* served to the level at which egress to a road or open space is provided. (2) In a Class 2 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed— (a) (not applicable) (b) 60 m in all other cases. (3) In a Class 7 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-*fire-isolated stairway* or non-fire-isolated ramp must not exceed 80 m. (4) In a Class 2 building, a required non-*fire-isolated stairway* or non-fire-isolated ramp must discharge at a point not more than—	-	Complies

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(a) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (b) (not applicable)		
D2D15: Discharge from exits	(1) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it. (2) If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than— (a) the minimum width of the required exit; or (b) 1 m, whichever is the greater. (3) If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by— (a) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the *Deemed-to-Satisfy Provisions* of Part D4; or (b) (not applicable) (4) The discharge point of alternative exits must be located as far apart as practical.	-	Complies
D2D16: Horizontal exits	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
D2D17: Non-required stairways, ramps or escalators	Not applicable	-	NA
D2D18: Number of persons accommodated	Informational	-	Noted
D2D19: Measurement of distances	Informational	-	Noted
D2D20: Method of measurement	Informational	-	Noted
D2D21: Plant rooms, lift machine rooms and electricity network substations: Concession	Not applicable	-	NA
D2D22: Access to Lift pits	Access to the lift pit must be through the lowest landing doors.	-	CRA
D2D23: Egress from primary schools	Not applicable	-	NA
Part D3 – Construction of exits			
D3D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
D3D2: Application of Part	Except for D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D21 D3D22(5), D3D22(6), D3D23 and D3D29, the *Deemed-to-Satisfy Provisions* of this Part do not apply to the internal parts of a *sole-occupancy unit* in a Class 2 building.	-	Noted

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
D3D3: Fire-isolated stairways and ramps	Not applicable	-	NA
D3D4: Non-fire-isolated stairways and ramps	In a building having a rise in *storeys* of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a *fire-resisting* shaft, must be constructed according to D3D3, or only of— (a) reinforced or prestressed concrete; or (b) steel in no part less than 6 mm thick; or (c) timber that— (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m^3 at a moisture content of 12%; and (iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.	-	CRA
D3D5: Separation of rising and descending flights	Not applicable	-	NA
D3D6: Open access ramps and balconies	Not applicable	-	NA
D3D7: Smoke lobbies	Not applicable	-	NA
D3D8: Installations in exits and paths of travel	(1) (not applicable) (2) (not applicable)	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(3) Gas or other fuel services must not be installed in a *required exit*. (4) Services or equipment enclosed in accordance with (5) may be installed in a *required exit*, or in any corridor, hallway, lobby or the like leading to a *required exit*, where that service or equipment comprises— (a) electricity meters, distribution boards or ducts; or (b) central telecommunications distribution boards or equipment; or (c) electrical motors or other motors serving equipment in the building. (5) An enclosure for the purposes of (4) must be suitably sealed against smoke spreading from the enclosure and be— (a) *non-combustible* construction; or (b) a *fire-protective covering*.		
D3D9: Enclosure of space understairs and ramps	(1) (not applicable) (2) The space below a required non *fire-isolated stairway* must not be enclosed to form a cupboard or other enclosed space unless— (a) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and (b) any access doorway to the enclosed space is fitted with a *self-closing* –/60/30 fire door.	No enclosures are indicated beneath the stairways.	Complies
D3D10: Width of required stairways and ramps	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
D3D11: Pedestrian ramps	The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586.	-	CRA
D3D12: Fire-isolated passageways	Not applicable	-	NA
D3D13: Roof as open space	If an exit discharges to a roof of a building, the roof must— (a) have an FRL of not less than 120/120/120; and (b) not have any roof lights or other openings within 3 m of the path of travel of persons using the exit to reach a road or open space.	The roof of the basement must achieve FRL 120/120/120.	CRA
D3D14: Goings and risers	(1) A stairway must have— (a) not more than 18 and not less than 2 risers in each flight; and (b) going (G), riser (R) and quantity (2R + G) in accordance with Table D3D14, except as permitted by (2) and (3); and (c) constant goings and risers throughout each flight, except as permitted by (2) and (3), and the dimensions of goings (G) and risers (R) in accordance with (1)(b) are considered constant if the variation between— (i) adjacent risers, or between adjacent goings, is no greater than 5 mm; and (ii) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm; and	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(d) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and (e) treads which have— (i) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or (ii) a nosing strip with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; and (f) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 *storey*s.		
D3D15: Landings	In a stairway— (a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must— (i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and (ii) have— (A) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or (B) a strip at the edge of the landing with a slip-resistance classification not less than	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below.		
D3D16: 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— > in a building required to be accessible by Part D4, the doorway— (i) opens to a road or *open space*; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or > in other cases— (i) the doorway opens to a road or *open space*, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.	-	CRA
D3D17: Barriers to prevent falls	(1) A continuous barrier must be provided along the side of— (a) a roof to which general access is provided; and (b) a stairway or ramp; and (c) a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and (d) any delineated path of access to a building, if the trafficable surface is 1 m or more above the surface beneath. (2) The requirements of (1) do not apply to—	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(a) (not applicable) (b) (not applicable) (c) a retaining wall unless the retaining wall forms part of, or is directly associated with a delineated path of access to a building from the road, or a delineated path of access between buildings; or (d) a barrier provided to an openable window covered by D3D29. (3) A barrier required by (1) must be constructed in accordance with D3D18, D3D19, D3D20 and, if a wire barrier is used, D3D21.		
D3D18: Height of barriers	(1) The height of a barrier required by D3D17 must be not less than the following: (a) For stairways or ramps with a gradient of 1:20 or steeper — 865 mm. (b) For *landings* to a stair or ramp where the barrier is provided along the inside edge of the *landing* and does not exceed 500 mm in length — 865 mm. (c) (not applicable) (d) (not applicable) (e) For all other locations — 1 m. (2) For a barrier provided under (1) — (a) barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair treads; and	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(b) a transition zone may be incorporated where the barrier height changes from 865 mm on a stair flight or ramp to 1 m at a landing or floor.		
D3D19: Openings in barriers	(1) Openings in a required barrier must not allow a 125 mm sphere to pass through. (2) (not applicable) (3) (not applicable) (4) (not applicable) (5) For a barrier provided under (1), the maximum 125 mm barrier opening for a stairway is measured above the nosing line of the stair treads. (6) Where a required barrier is fixed to the vertical face forming an edge of a landing, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm. (7) For the purposes of (6), the opening is measured horizontally from the edge of the trafficable surface to the nearest internal face of the barrier	-	CRA
D3D20: Barrier climbability	A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor.	-	CRA
D3D21: Wire barriers	Not applicable	-	NA
D3D22: Handrails	(1) Except for handrails referred to in D3D23, and subject to (2), handrails must— (a) be located along at least one side of the ramp or flight; and	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(b) (not applicable) (c) (not applicable) (d) be fixed at a height of not less than 865 mm; and (e) be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (f) in a required exit serving an area required to be accessible, be designed and constructed to comply with clause 12 of AS 1428.1. (2) The height required by (1)(d) is measured above the nosings of stair treads and the floor surface of the ramp, landing or the like. (3) (not applicable) (4) Handrails required to assist people with a disability must be provided in accordance with D4D4. (5) Handrails to a stairway or ramp within a sole-occupancy unit in a Class 2 building must— (a) be located along at least one side of the flight or ramp; and (b) be located along the full length of the flight or ramp, except in the case where a handrail is associated with a barrier, the handrail may terminate where the barrier terminates; and (c) have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp; and		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(d) have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.		
D3D23: Fixed platforms, walkways, stairways and ladders	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply with AS 1657 in lieu of D3D14, D3D16, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22 if it only serves plant-rooms, and the like.	-	Noted
D3D24: Doorways and doors	A doorway serving as a required exit or forming part of a required exit — (a) must not be fitted with a revolving door; and (b) must not be fitted with a roller shutter or tilt-up door. (c) must not be fitted with a sliding door unless— (i) it leads directly to a road or open space; and (ii) the door is able to be opened manually under a force of not more than 110 N.	-	Complies
D3D25: Swinging doors	A swinging door in a required exit or forming part of a required exit must swing in the direction of egress.	-	Complies
D3D26: Operation of latch	(1) A door in a required *exit*, forming part of a required *exit* or in the path of travel to a required *exit* must be readily openable without a key from the side that faces a person seeking egress, by— (a) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D4—	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(i) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (ii) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (b) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.		
D3D27: Re-entry from fire-isolated exits	Not applicable	-	NA
D3D28: Signs on doors	Not applicable	-	NA
D3D29: Protection of openable windows	(1) A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in a bedroom in a Class 2 building. (2) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (1) must comply with the following: (a) The openable portion of the window must be protected with— (i) a device capable of restricting the window opening; or (ii) a screen with secure fittings. (b) A device or screen required by (a) must— (i) not permit a 125 mm sphere to pass through the window opening or screen; and	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(ii) resist an outward horizontal action of 250 N against the— (A) window restrained by a device; or (B) screen protecting the opening; and (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. (3) A barrier with a height not less than 865 mm above the floor is required to an openable window— (a) in addition to window protection, when a child resistant release mechanism is required by (2)(b)(iii); and (b) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (1). (4) A barrier covered by (3) must not— (a) permit a 125 mm sphere to pass through it; and (b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.		
D3D30: Timber stairways: Concession	Not applicable	-	NA
D3D31: Doors in paths of travel to an entertainment venue	Not applicable	-	NA
Part D4 – Access for people with a disability – Refer to report by separate Access Consultant			
Part E1 – Fire-fighting equipment			

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
E1D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
E1D2: Fire hydrants	> A fire hydrant system must be provided to serve the building. > The fire hydrant system must be installed in accordance with AS 2419.1-2021. > Where internal fire hydrants are provided, they must serve only the *storey* on which they are located except that a sole-occupancy unit in a Class 2 building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit.	Fire hydrant system Where a fire hydrant booster is required, it is recommended that the location be shown on the plans. It is likely that a performance solution will be required in relation to certain aspects of the fire hydrant system design, including the booster location.	**PS**
E1D3: Fire hose reels	(1) E1D3 does not apply to— (a) a Class 2, 3 or 5 building or Class 4 part of a building; or (b) a Class 8 electricity network substation; or (c) a Class 9c building; or (d) classrooms and associated corridors in a primary or secondary school. (2) A fire hose reel system must be provided— (a) to serve the whole building where one or more internal fire hydrants are installed; or (b) where internal fire hydrants are not installed, to serve any *fire compartment* with a floor area greater than 500 m^2. (3) The fire hose reel system must— (a) have fire hose reels installed in accordance with AS 2441; and	Fire hose reel system A fire hose reel system must be provided to the basement carpark. A fire hose reel is indicated on the plan within 4 m of the bottom riser of the central exit stair and such that all points on the floor are within reach of a 4 m hose stream issuing from the 36 m hose length, as required.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(b) provide fire hose reels to serve only the *storey* at which they are located. (4) Fire hose reels must be located internally, externally or in combination, to achieve the system coverage specified in AS 2441. (5) In achieving system coverage, one or a combination of the following criteria for individual internally located fire hose reels must be met in determining the layout of any fire hose reel system: (a) Fire hose reels must be located adjacent to an internal fire hydrant (other than one within a fire-isolated exit), except that a fire hose reel need not be located adjacent to every fire hydrant, provided system coverage can be achieved. (b) Fire hose reels must be located within 4 m of an exit, except that a fire hose reel need not be located adjacent to every exit, provided system coverage can be achieved. (c) (not applicable) (d) Fire hose reels must be located so that the fire hose will not need to pass through doorways fitted with fire or smoke doors, except— (e) doorways in walls referred to in C3D6(1)(e) in a Class 9a building and C3D6(5)(d) in a Class 9c building, separating ancillary use areas of high potential fire hazard; and (f) doorways in walls referred to in C3D13 or C3D14 separating equipment or electrical supply systems; and (g) doorway openings to shafts referred to in C4D14.		

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(6) Where the normal water supply cannot achieve the flow and pressures required by AS 2441, or is unreliable— (a) a pump; or (b) water storage facility; or (c) both a pump and water storage facility, must be installed to provide the minimum flow and pressures required by clause 6.1 of AS 2441.		
E1D4: Sprinklers	Not applicable	-	NA
E1D5: Where sprinklers are required: all classifications	Not applicable	-	NA
E1D6: Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	Not applicable	-	NA
E1D7: Where sprinklers are required: Class 3 building used as a residential care building	Not applicable	-	NA
E1D8: Where sprinklers are required: Class 6 building	Not applicable	-	NA
E1D9: Where sprinklers are required: Class 7a building, other than	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
an open-deck *carpark*			
E1D10: Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c building	Not applicable	-	NA
E1D11: Where sprinklers are required: Class 9b buildings	Not applicable	-	NA
E1D12: Where sprinklers are required: additional requirements	Not applicable	-	NA
E1D13: Where sprinklers are required: occupancies of excessive hazard	Not applicable	-	NA
E1D14: Portable fire extinguishers	> Portable fire extinguishers compliant with AS 2444. must be provided to the Class 2 parts. > Portable fire extinguishers provided in a Class 2 building must be— (a) an ABE type fire extinguisher; and (b) a minimum size of 2.5 kg; and (c) distributed outside a sole-occupancy unit— (i) to serve only the *storey* at which they are located; and	-	CRA

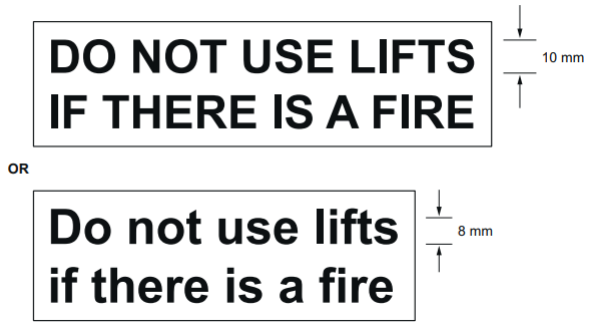
BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(ii) so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10 m. > Additional extinguishers may be required to cover fire risks in relation to special hazards provided for in E1D17.		
E1D15: Fire control centres	Not applicable	-	NA
E1D16: Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each *storey* adjacent to each required exit or temporary stairway or exit.	-	CRA
E1D17: Provision for special hazards	Suitable additional provision must be made if special problems of fighting fire could arise because of— (a) the nature or quantity of materials stored, displayed or used in a building or on the allotment; or (b) the location of the building in relation to a water supply for fire-fighting purposes.	To address the fire hazards associated with electric vehicles and photovoltaic panels, it is recommended that a fire hazard risk assessment be undertaken by a suitably qualified fire engineer to determine whether any additional fire hazard measures are necessary.	CRA
Part E2 – Smoke hazard management			
E2D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
E2D2: Application of requirements	Informational	-	Noted
E2D3: General requirements	Not applicable	-	NA
E2D4: Fire-isolated exits	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
E2D5: Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	Not applicable	-	NA
E2D6: Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings	Not applicable	-	NA
E2D7: Buildings more than 25 m in effective height: Class 9a buildings	Not applicable	-	NA
E2D8: Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The Class 2 building must be provided with an *automatic* smoke detection and alarm system complying with Specification 20.	-	CRA
E2D9: Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	Not applicable	-	NA
E2D10: Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
E2D11: Buildings not more than 25 m in effective height: Class 9a and 9c buildings	Not applicable	-	NA
E2D12: Class 7a buildings	The Class 7a basement, provided with a mechanical ventilation system in accordance with AS 1668.2-2012, must comply with clause 5.5 of AS 1668.1-2015.	-	CRA
E2D13: Basements (other than Class 7a buildings)	Not applicable	-	NA
E2D14: Class 6 buildings – in fire compartments more than 2000 m^2 Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	Not applicable	-	NA
E2D15: Class 6 buildings – in fire compartments more than 2000 m^2: Class 6 building (containing an enclosed common walkway or mall	Not applicable	-	NA
NSWE2D16:	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
Class 9b – assembly buildings: all			
NSWE2D17: Class 9b – assembly buildings: night clubs, discotheques and the like	Not applicable	-	NA
NSWE2D18: Class 9b – assembly buildings: exhibition halls, museums and art galleries	Not applicable	-	NA
NSWE2D19: Class 9b – assembly buildings: other assembly buildings	Not applicable	-	NA
E2D20: Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	Not applicable	-	NA
E2D21: Provision for special hazards	Additional smoke hazard management measures may be necessary due to the— (a) special characteristics of the building; or (b) special function or use of the building; or (c) special type or quantity of materials stored, displayed or used in a building; or	To address the fire hazards associated with electric vehicles and photovoltaic panels, it is recommended that a fire hazard risk assessment be undertaken by a suitably qualified fire engineer to determine whether any additional fire hazard management measures are necessary.	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(d) special mix of classifications within a building or *fire compartment*, which are not addressed in E2D4 to E2D2		
Part E3 – Lift installations			
E3D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
E3D2: Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with BCA Specification 24.	-	CRA
E3D3: Stretcher facility in lifts	Not applicable	-	NA
E3D4: Warning against use of lifts in fire	(1) A warning sign must be displayed where it can be readily seen near every call button for a passenger lift or group of lifts throughout a building. (2) (not applicable) (3) Each warning sign required by (1) must comply with the details and dimensions of Figure E3D4 and consist of— (a) incised, inlaid or embossed letters on a metal, wood, plastic or similar plate securely and permanently attached to the wall; or (b) letters incised or inlaid directly into the surface of the material forming the wall.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	Figure E3D4: Warning sign for passenger lifts 		
E3D5: Emergency lifts	Not applicable	-	NA
E3D6: Landings	Access and egress to and from lift well landings must comply with the *Deemed-to-Satisfy Provisions* of Parts D2, D3 and D4.	-	CRA
E3D7: Passenger lift types and their limitations	(1) In an *accessible* building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of *electric passenger lifts*, *electrohydraulic passenger lifts* or *inclined lifts*. (b) (not applicable) (c) (not applicable) (d) (not applicable) (e) A *small-sized, low-speed automatic lift* must not travel more than 12 m. (2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
E3D8: Accessible features required for passenger lifts	The passenger lift must have the following features: > A handrail complying with the provisions for a mandatory handrail in AS 1735.12-1999. > Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep. > Minimum clear door opening complying with AS 1735.12-1999 for all lifts except a stairway platform lift. > Passenger protection system complying with AS 1735.12-1999 for all lifts with power-operated doors. > Lift car and landing control buttons complying with AS 1735.12-1999. > Lighting in accordance with AS 1735.12-1999. > Automatic audible information within the lift car to identify the level each time the car stops; and > Audible and visual indication at each lift landing to indicate the arrival of the lift car; and > Audible information and audible indication provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz. > Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.	-	CRA
E3D9: Fire service controls	Not applicable	-	NA
E3D10: Residential care buildings	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
E3D11: Fire service recall control switch	Not applicable	-	NA
E3D12: Lift car fire service drive control switch	Not applicable	-	NA
Part E4 – Visibility in an emergency, exit signs and warning systems			
E4D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
E4D2: Emergency lighting requirements	An emergency lighting system must be installed— > throughout the basement (i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit; and (ii) in any room having a *floor area* more than 100 m^2 that does not open to a corridor or space that has emergency lighting; and (iii) in any room having a *floor area* more than 300 m^2; and > in Class 2 parts in every passageway, corridor, hallway, or the like, having a length of more than 6 m from the entrance doorway of any sole-occupancy unit to the nearest doorway opening directly to *open space*; and > in every required non-*fire-isolated stairway*.	-	CRA
E4D3: Measurement of distance	Informational	-	Noted

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
E4D4: Design and operation of emergency lighting	The emergency lighting system must comply with AS/NZS 2293.1-2018.	-	CRA
E4D5: 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 direct egress from a storey to an enclosed stairway serving as a *required exit*. > door from an enclosed stairway at the level of discharge to *open space*; and > door serving as a *required exit*.	-	CRA
E4D6: Direction signs	If an *exit* is not readily apparent to persons occupying or visiting the building then *exit* signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a *required exit*.	-	CRA
E4D7: Class 2 and 3 buildings and Class 4 Parts: Exemptions	E4D5 does not apply to a Class 2 building in which every door referred to is clearly and legibly labelled on the side remote from the exit or balcony— > with the word "EXIT" in capital letters 25 mm high in a colour contrasting with that of the background; or > by some other suitable method.	-	Noted
E4D8: Design and operation of exit signs	Every required exit sign must— > comply with AS/NZS 2293.1; and > be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
E4D9: Emergency warning and intercom systems	Not applicable	-	NA
Part F1 – Surface water management, rising damp and external waterproofing			
F1D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
F1D2: Application of Part	(1) F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d). (2) F1D3 to F1D5 do not apply to a balcony, podium or similar horizontal surface part of a building which is located directly above ground.	-	Noted
F1D3: Stormwater drainage	Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3-2021.	-	CRA
F1D4: Exposed joints	Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must— (a) be protected in accordance with Section 2.9 of AS 4654.2-2012; and (b) not be located beneath or run through a planter box, water feature or similar part of the building.	-	CRA
F1D5: External waterproofing membranes	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a *waterproofing membrane*— (a) consisting of materials complying with AS 4654.1; and (b) designed and installed in accordance with AS 4654.2.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
F1D6: Damp-proofing	(1) Except for a building covered by (3), moisture from the ground must be prevented from reaching— (a) the lowest floor timbers and the walls above the lowest floor joists; and (b) the walls above the *damp-proof course*; and (c) the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders. (2) Where a *damp-proof course* is provided, it must consist of— (a) a material that complies with AS/NZS 2904-1; or (b) impervious sheet material in accordance with AS 3660.1. (3) The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance.	-	CRA
F1D7: Damp-proofing of floors on the ground	(1) If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. (2) The requirements of (1) do not apply where— (a) weatherproofing is not required; or (b) the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.	-	CRA
F1D8: Subfloor ventilation	Not applicable	-	NA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
Part F2 – Wet areas and overflow protection			
F2D1: Deemed-to-Satisfy Provisions	Informational	-	Noted
F2D2: Wet area construction	Building elements in *wet areas* must be *water resistant* or *waterproof* in accordance with BCA Specification 26 and comply with AS 3740.	-	CRA
F2D3: Rooms containing urinals	Not applicable	-	NA
F2D4: Floor wastes	(1) In a Class 2 building, a bathroom or laundry located at any level above a *sole-occupancy unit* or public space must have a *floor waste*. (2) Where a *floor waste* is installed— (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50.	-	CRA
Part F3 – Roof and wall cladding			
F3D1 Deemed-to-Satisfy Provisions	Informational	-	Noted
F3D2 Roof coverings	A roof must be covered with— (a) (not applicable) (b) metal sheet roofing complying with AS 1562.1; or (c) (not applicable) (d) (not applicable)	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(e) an external waterproofing *membrane* complying with F1D5.		
F3D3 Sarking	*Sarking-type material* used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2.	-	CRA
F3D4 Glazed assemblies	Glazed assemblies in an external wall must comply with AS 2047 requirements for resistance to water penetration.	-	CRA
F3D5 Wall cladding	External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700. (b) Autoclaved aerated concrete: AS 5146.3. (c) Metal wall cladding: AS 1562.1.	A performance solution will be required in relation to weatherproofing of external walls proposed to be clad with tile.	**PS**
Part F4 – Sanitary and other facilities			
F4D1 Deemed-to-Satisfy Provisions	Informational	-	Noted
F4D2 Facilities in residential buildings	(1) For facilities in Class 2 buildings, the following applies: (a) Within each *sole-occupancy unit*, provide— (i) a kitchen sink and facilities for the preparation and cooking of food; and (ii) a bath or shower; and (iii) a closet pan; and (iv) a washbasin. (b) For laundry facilities, provide either— (i) in each *sole-occupancy unit*—	-	Complies

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(A) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and (B) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line, or space for one heat operated drying cabinet or appliance in the same room as the clothes washing facilities; or (ii) a separate laundry for each 4 *sole-occupancy units*, or part thereof, that must comprise— (A) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and (B) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line per *sole-occupancy unit*, or space for one heat operated drying cabinet or appliance. (c) For the purposes of (a) and (b), a kitchen sink or washbasin must not be counted as a laundry washtub.		
F4D3 Calculation of number of occupants and facilities	Not applicable	-	NA
F4D4 Facilities in Class 3 to 9 buildings	Not applicable	-	NA
F4D5 Accessible sanitary facilities	Not applicable	-	NA

BCA Clause		Relevant Deemed-To-Satisfy Requirements	Comment	Status
F4D6	Accessible unisex sanitary compartments	Not applicable	-	NA
F4D7	Accessible unisex showers	Not applicable	-	NA
F4D8	Construction of sanitary compartments	Unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the *sanitary compartment* and the doorway, the door to a fully enclosed *sanitary compartment* must— (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the *sanitary compartment*.	-	Complies
F4D9	Interpretation: urinals and washbasins	Not applicable	-	NA
F4D11	Waste management	Not applicable	-	NA
F4D12	Accessible adult change facilities	Not applicable	-	NA
Part F5 – Room heights				
F5D1	Deemed-to-Satisfy Provisions	Informational	-	Noted
F5D2	Height of rooms and other spaces	The height of rooms and other spaces in a Class 2 building must be not less than— > for a kitchen, laundry, or the like — 2.1 m; and	-	CRA

BCA Clause		Relevant Deemed-To-Satisfy Requirements	Comment	Status
		> for a corridor, passageway or the like — 2.1 m; and > for a habitable room excluding a kitchen — 2.4 m; and > for a bathroom, shower room, *sanitary compartment*, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and > above a stairway, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the landing or the like.		
Part F6 – Light and ventilation				
F6D1	Deemed-to-Satisfy Provisions	Informational	-	Noted
F6D2	Provision of natural light	Natural light must be provided to all *habitable rooms*.	-	Complies
F6D3	Methods and extent of natural light	(1) *Required* natural light must be provided by— (a) *windows*, excluding *roof lights*, that— (i) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and (ii) are open to the sky or face a court or other space open to the sky or an open verandah, or the like; or (b) *roof lights*, that— (i) have an aggregate light transmitting area measured exclusive of framing members,	Compliance with this clause will be further assessed at the Construction Certificate stage when a window schedule is provided. In particular for the window of the south-eastern most units on Ground Floor and Level 1.	CRA

BCA Clause		Relevant Deemed-To-Satisfy Requirements	Comment	Status
		glazing bars or other obstructions of not less than 3% of the floor area of the room; and (ii) are open to the sky; or (c) a proportional combination of *windows* and *roof lights required* by (a) and (b). (2) In a Class 2 building, a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of— (a) generally — 1 m; and (b) (not applicable) (c) 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill.		
F6D4	Natural light borrowed from adjoining room	Not applicable	-	NA
F6D5	Artificial lighting	Artificial lighting to all areas is to comply with AS/NZS 1680.0-2009.	-	CRA
F6D6	Ventilation of rooms	All rooms occupied by a person for any purpose must have— (a) natural ventilation complying with F6D7; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2-2012.	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
F6D7 Natural ventilation	(1) Natural ventilation provided in accordance with F6D6(a) must consist of openings, windows, doors or other devices which can be opened— (a) with a ventilating area not less than 5% of the floor area of the room required to be ventilated; and (b) open to— (i) a suitably sized court, or space open to the sky; or (ii) an open verandah, carport, or the like; or (iii) an adjoining room in accordance with F6D8.	-	CRA
F6D8 Ventilation borrowed from adjoining room	Not applicable	-	NA
F6D9 Restriction on location of sanitary compartments	*Sanitary compartments* must not open directly into a kitchen or pantry.	-	Complies
F6D10 Airlocks	If a sanitary compartment is prohibited under F6D9 from opening directly to another room— (a) in a sole-occupancy unit in a Class 2 building— (i) access must be by an airlock, hallway or other room; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation.	-	CRA
F6D11 Carparks	The carpark must have a system of mechanical ventilation complying with AS 1668.2-2012.	-	CRA

BCA Clause		Relevant Deemed-To-Satisfy Requirements	Comment	Status
F6D12	Kitchen local exhaust ventilation	Not applicable	-	NA
Part F7 – Sound transmission and insulation				
F7D1	Deemed-to-Satisfy Provisions	Informational	-	Noted
F7D2	Application of Part	The provisions of this Part apply to Class 2 buildings.	-	Noted
F7D3	Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must— (a) have the required value for weighted sound reduction index (Rw) or weighted sound reduction index with spectrum adaptation term (Rw + Ctr) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or (b) comply with BCA Specification 28.	-	CRA
F7D4	Determination of impact sound insulation ratings	(1) A floor in a building required to have an impact sound insulation rating must— (a) have the required value for weighted normalised impact sound pressure level ($L_{n,w}$) determined in accordance with AS/ISO 717.2 using results from laboratory measurements; or (b) comply with BCA Specification 28. (2) A wall in a building required to have an impact sound insulation rating must be of discontinuous construction; and (3) For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and	-	CRA

BCA Clause		Relevant Deemed-To-Satisfy Requirements	Comment	Status
		(a) for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and (b) for other than masonry, there is no mechanical linkage between leaves except at the periphery.		
F7D5	Sound insulation rating of floors	(1) A floor in a Class 2 building must achieve an $R_w + C_{tr}$ (airborne) not less than 50, and an $L_{n,w}$ (impact) not more than 62, if separating- (a) *sole-occupancy units;* or (b) a *sole-occupancy unit* from a plant room, lift *shaft*, stairway, *public corridor*, public lobby or the like, or parts of a different classification.	-	CRA
F7D6	Sound insulation rating of walls	(1) A wall in a Class 2 building must: (a) have an Rw + Ctr (airborne) not less than 50 if it separates *sole-occupancy units*; and (b) have an Rw (airborne) not less than 50, if it separates a *sole-occupancy unit* from a plant room, lift shaft, stairway, *public corridor,* public lobby or the like, or parts of a different classification; and (c) be of discontinuous construction in accordance with F7D4(2) if it separates– (i) a bathroom, *sanitary compartment*, laundry or kitchen in one *sole-occupancy unit* from a *habitable room* (other than a kitchen) in an adjoining unit; or (ii) a *sole-occupancy unit* from a plant room or lift shaft. (2) A door may be incorporated in a wall in a Class 2 building that separates a *sole-occupancy unit* from a	-	CRA

BCA Clause		Relevant Deemed-To-Satisfy Requirements	Comment	Status
		stairway, public corridor, public lobby or the like, provided the door assembly has an Rw not less than 30. (3) (not applicable) (4) (not applicable) (5) Where a wall required to have sound insulation has a floor above, the wall must continue to: (a) the underside of the floor above; or (b) a ceiling that provides the sound insulation required for the wall. (6) Where a wall required to have sound insulation has a roof above, the wall must continue to: (a) the underside of the roof above; or (b) a ceiling that provides the sound insulation required for the wall.		
F7D7	Sound insulation rating of internal services	(1) If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one *sole-occupancy unit*, the duct or pipe must be separated from the rooms of any *sole-occupancy unit* by construction with an Rw + Ctr (airborne) not less than— (a) 40 if the adjacent room is a *habitable room* (other than a kitchen); or (b) 25 if the adjacent room is a kitchen or non-*habitable room*. (2) If a storm water pipe passes through a *sole-occupancy unit* it must be separated in accordance with (1)(a) and (b).	-	CRA

BCA Clause		Relevant Deemed-To-Satisfy Requirements	Comment	Status
F7D8	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.	-	CRA
Part F8 – Condensation Management				
F8D1	Deemed-to-Satisfy Provisions	Informational	-	Noted
F8D2	Application of Part	The provisions of this Part apply only to the Class 2 part.	-	Noted
F8D3	External wall construction	(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 0.143 µg/N.s; and (3) Except for single skin masonry and 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.	-	CRA
F8D4	Exhaust systems	(1) An exhaust system installed in a kitchen, bathroom, *sanitary compartment* or laundry must have a minimum flow rate of—	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(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 space for a clothes drying appliance is provided in accordance with F4D2(1)(b), space must also be provided for ducting from the clothes drying appliance to *outdoor air.* (4) (3) does not apply if a condensing-type clothes drying appliance is installed. (5) An exhaust system that is not run continuously and is serving a bathroom or *sanitary compartment* that is not ventilated in accordance with F6D7 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. (6) Except for rooms that are ventilated in accordance with F6D7 (natural ventilation), a room with space for ducting a clothes drying appliance to *outdoor air* in accordance with (3) must be provided with make-up air in accordance with AS 1668.2		
F8D5 Ventilation of roof spaces	Not applicable	-	NA
Part G1 – Minor structures and components - not applicable			
Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues – not applicable			

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
Part G3 – Atrium construction – not applicable			
Part G4 – Construction in alpine areas – not applicable			
Part G5 – Construction in bushfire prone areas – not applicable			
Part G6 – Occupiable outdoor areas			
G6D1 Application of Part	(1) The Deemed-to-Satisfy Provisions of this Part apply to buildings containing an *occupiable outdoor area* in addition to the other Deemed-to-Satisfy Provisions of NCC Volume One. (2) The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections C, D, E, F and G. (3) Except for G6D2, the Deemed-to-Satisfy Provisions of this Part do not apply to— (a) an *occupiable outdoor area* of a sole-occupancy unit in a Class 2 or 3 building, Class 9c building or Class 4 part of a building; or (b) an *occupiable outdoor area* with an area less than $10m^2$.	The unit terraces/balconies open to the sky, meet the definition of occupiable outdoor area and must comply only with G6D2 below.	Noted
G6D2 Fire hazard properties	(1) Subject to (2), a lining, material or assembly in an *occupiable outdoor area* must comply with C2D11 as for an internal element. (2) The following *fire hazard properties* of a lining, material or assembly in an *occupiable outdoor area* are not required to comply with C2D11: *(a) Average specific extinction area.* *(b) Smoke-Developed Index.*	-	CRA

BCA Clause	Relevant Deemed-To-Satisfy Requirements	Comment	Status
	(c) *Smoke development rate*. (d) *Smoke growth rate index* (SMOGRA$_{RC}$).		
G6D3 Fire separation	Not applicable	-	NA
G6D4 Provision for escape	Not applicable	-	NA
G6D5 Construction of exits	Not applicable	-	NA
G6D6 Fire-fighting equipment	Not applicable	-	NA
G6D7 Lift installations	Not applicable	-	NA
G6D8 Visibility in an emergency, exit signs and warning systems	Not applicable	-	NA
G6D9 Light and ventilation	Not applicable	-	NA
G6D10 Fire orders	Not applicable	-	NA
Part G7 – Livable housing design – not applicable			
Section I – Special use buildings – not applicable			
Section J – Energy Efficiency			

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
Part J2 – Energy Efficiency			
NSW J2D1 Deemed-to-Satisfy Provisions	Informational– (1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements NSW J1P1 to NSWJ1P7 are satisfied by complying with— (a) NSW J2D2; and (b) NSW J3D2 to J3D10; and (c) NSW J4D2 to J4D7; and (d) NSW J5D2 to J5D8; and (e) NSW J6D2 to J6D13; and (f) NSW J7D2 to J7D9; and (g) J8D2 to NSW J8D4; and (h) J9D2 to J9D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Refer to clauses detailed below.	Noted
NSW J2D2 Application of Section J	(1) For a Class 3 and 5 to 9 building, Performance Requirement NSW J1P1 is satisfied by complying with— (a) Part J4, for the building fabric; and (b) Part J5, for building sealing; and (c) Part J6, for air-conditioning and ventilation; and	Refer to clauses detailed below.	Noted

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
	(d) Part J7, for artificial lighting and power; and (e) Part J8, for heated water supply and swimming pool and spa pool plant; and (f) J9D3, for facilities for energy monitoring. (2) For a *sole-occupancy unit* of a Class 2 building, Performance Requirement NSW J1P5 is satisfied by complying with— (a) J3D5 and J3D6, for thermal breaks; and (b) J4D3, for general thermal construction; and (c) J3D10(3), J3D10(5) and J3D10(6), for floor edge insulation. (3) For a Class 2 building, Performance Requirement NSW J1P6 is satisfied by complying with Part J5 for building sealing. (4) For a Class 2 building, Performance Requirement NSW J1P7 is satisfied by complying with— (a) Part J6, for air-conditioning and ventilation; and (b) J8D2, for heated water supply; and (c) J9D3, for facilities for energy monitoring. (5) For a Class 2 to 9 building, Performance Requirement NSW J1P4 is satisfied by complying with J9D4 and J9D5.		
Part J3 - Elemental provisions for a sole-occupancy unit of a Class 2 building or a Class 4 part of a building			
NSW J3D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the external building fabric of a	-	Noted

Assessment to NSW Section J of NCC 2022				
BCA Clause		**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
		sole-occupancy unit of a Class 2 building and a Class 4 part of a building.		
J3D3	Reducing heating and cooling loads of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building using house energy rating software	J3D3 does not apply in NSW.	-	NA
J3D4	Ceiling fans in a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	J3D4 does not apply in NSW.	-	NA
J3D5	Roof thermal breaks of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	(1) A roof that— (a) has metal sheet roofing directly fixed to metal purlins, metal rafters or metal battens; and (b) does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, metal rafters or metal battens, must have a thermal break, consisting of a material with an *R-Value* of greater than or equal to R0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens. (2) The requirements of (1) do not apply to roofs constructed using insulated sandwich panels.	-	CRA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
J3D6 Wall thermal breaks of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	(1) A metal-framed wall that forms part of the building *envelope* must have a thermal break, consisting of a material with an *R-Value* of not less than R0.2, installed at all points of contact between the external cladding and the metal frame if the wall— (a) does not have a wall lining or has a wall lining that is fixed directly to the same metal frame; and (b) is clad with weatherboards, fibre-cement or the like, or metal sheeting fixed to a metal frame. (2) The requirements of (1) do not apply to walls constructed using insulated sandwich panels.	-	CRA
J3D7 Roofs and ceilings of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	J3D7 does not apply in NSW.	-	NA
J3D8 External walls of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	J3D8 does not apply in NSW.	-	NA
J3D9 Wall-glazing construction of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	J3D9 does not apply in NSW.	-	NA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
J3D10 Floors of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	Not applicable	-	NA
Part J4 – Building Fabric			
NSW J4D2 Application of Part	(1) The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the *envelope* of a Class 3 and Class 5 to 9 building. (2) NSW J4D3, applies to building elements forming the *envelope* of a *sole-occupancy unit* in a Class 2 building and a Class 4 part of a building. (3) (2) only applies to thermal insulation in a *sole-occupancy unit* in a Class 2 building and a Class 4 part of a building where a *development consent* specifies that the insulation is to be provided as part of the development.	-	Noted
NSW J4D3 Thermal construction — general	(1) Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it— (a) abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and (b) forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and (c) does not affect the safe or effective operation of a service or fitting.	-	CRA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
	(2) Where required, *reflective insulation* must be installed with— (a) the necessary airspace to achieve the required *R-Value* between a reflective side of the *reflective insulation* and a building lining or cladding; and (b) the *reflective insulation* closely fitted against any penetration, door or *window* opening; and (c) the *reflective insulation* adequately supported by framing members; and (d) each adjoining sheet of roll membrane being— (i) overlapped not less than 50 mm; or (ii) taped together. (3) Where required, bulk insulation must be installed so that— (a) it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and (b) in a ceiling, where there is no bulk insulation or *reflective insulation* in the wall beneath, it overlaps the wall by not less than 50 mm. (4) Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification 36. (5) The required *Total R-Value* and *Total System U-Value*, including allowance for thermal bridging, must be—		

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
	(a) calculated in accordance with AS/NZS 4859.2 for a roof or floor; or (b) determined in accordance with Specification 37 for *wall-glazing construction*; or (c) determined in accordance with Specification 39 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.		
J4D4 Roof and ceiling construction	Not applicable	-	NA
J4D5 Roof lights	Not applicable	-	NA
NSW J4D6 Walls and glazing	Not applicable	-	NA
J4D7 Floors	Not applicable	-	NA
Part J5 – Building sealing			
NSW J5D2 Application of Part	Informational	-	Noted
J5D3 Chimneys and flues	Not applicable	-	NA
J5D4 Roof lights	Not applicable	-	NA
NSW J5D5 Windows and doors	Not applicable	-	NA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
J5D6 Exhaust fans	An exhaust fan must be fitted with a sealing device such as a *self-closing* damper or the like when serving a *conditioned space* or a *habitable room*.	-	CRA
J5D7 Construction of ceilings, walls and floors	(1) Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage. (2) Construction required by (1) must be— (a) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or (b) sealed at junctions and penetrations with— (i) close fitting architrave, skirting or cornice; or (ii) expanding foam, rubber compressible strip, caulking or the like.	-	CRA
J5D8 Evaporative coolers	Not applicable	-	NA
Part J6 – Air-conditioning and ventilation			
J6D2 Application of Part	Informational J6D10 does not apply to a Class 2 building.	-	Noted
J6D3 Air-conditioning system control	*Air-conditioning* system control must comply with BCA Clause J6D3.	-	CRA
J6D4 Mechanical ventilation system control	Mechanical ventilation system control must comply with BCA Clause J6D4.	-	CRA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
J6D5 Fans and duct systems	Fans, ductwork and duct components that form part of an *air-conditioning* system or mechanical ventilation system must comply with BCA Clause J6D5.	-	CRA
J6D6 Ductwork insulation	Ductwork and fittings in an *air-conditioning* system must be provided with insulation in accordance with BCA Clause J6D6.	-	CRA
J6D7 Ductwork sealing	Ductwork in an *air-conditioning* system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 and AS 4254.2 for the static pressure in the system.	-	CRA
J6D8 Pump systems	Pumps and pipework that form part of *air-conditioning* systems must comply with BCA Clause J6D8.	-	CRA
J6D9 Pipework insulation	Pipework insulation must comply with BCA Clause J6D9.	-	CRA
J6D10 Space heating	Not applicable	-	NA
J6D11 Refrigerant chillers	An *air-conditioning* system refrigerant chiller must comply with *MEPS* and the full load operation energy efficiency ratio and integrated part load energy efficiency ratio in Table J6D11a or Table J6D11b when determined in accordance with AHRI 551/591.	-	CRA
J6D12 Unitary air-conditioning equipment	Unitary *air-conditioning* equipment including packaged air-conditioners, split systems, and variable refrigerant flow systems must comply with BCA Clause J6D12.	-	CRA
J6D13 Heat rejection equipment	(1) The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in Table J6D13.	-	CRA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
	(2) The fan in an air-cooled condenser must have a motor rated power of not more than 42 W for each kW of heat rejected from the refrigerant, when determined in accordance with AHRI 460 except for— (a) a refrigerant chiller in an *air-conditioning* system that complies with the energy efficiency ratios in J6D11; or (b) packaged air-conditioners, split systems, and variable refrigerant flow *air-conditioning* equipment that complies with the energy efficiency ratios in J6D12.		
Part J7 – Artificial lighting and power			
NSW J7D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 2 building.	-	Noted
J7D3 Artificial lighting	(1) Subclause (1) does not apply in NSW. (2) In a Class 3 or Class 5 to 9 building— (a) for artificial lighting, the aggregate design illumination power load must not exceed the sum of the allowances obtained by multiplying the area of each space by the maximum *illumination power density* in Table J7D3a; and (b) the aggregate design illumination power load in (a) is the sum of the design illumination power loads in each of the spaces served; and (c) where there are multiple lighting systems serving the same space, the design illumination power load for (b) is—	Applies to Class 7a part only.	CRA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
	(i) the total illumination power load of all systems; or (ii) where a control system permits only one system to operate at a time based on the highest illumination power load; or determined by the formula— $[H \times T/2 + P \times (100 - T/2]/100$ (d) In the formula at (c)(ii)— (i) *H* = the highest illumination power load; and (ii) *T* = the time for which the maximum illumination power load will occur, expressed as a percentage; and (iii) *P* = the predominant illumination power load. (3) The requirements of (1) and (2) do not apply to the following: (a) emergency lighting provided in accordance with Part E4. (4) For the purposes of Table J7D3b, the following control devices must comply with Specification 40: (a) Lighting timers. (b) Motion detectors. (c) Daylight sensors and dynamic lighting control devices.		

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
J7D4 Interior artificial lighting and power control	(1) All artificial lighting of a room or space must be individually operated by– (a) a switch; or (b) other control device; or (c) a combination of (a) and (b). (2) (not applicable) (3) An artificial lighting switch or other control device in (1) must— (a) if an artificial lighting switch, be located in a visible and easily accessed position— (i) in the room or space being switched; or (ii) in an adjacent room or space from where 90% of the lighting being switched is visible; and (b) for other than a single functional space such as an auditorium, theatre, swimming pool, sporting stadium or warehouse not operate lighting for an area of more than 250 m^2. (4) (NSW) 95% of the light fittings in a building or storey of a building, of more than 250 m^2 must be controlled by— (a) a time switch in accordance with Specification 40; or (b) an occupant sensing device such as— (i) a security key card reader that registers a person entering and leaving the building; or	Applies to Class 7a part only.	CRA

Assessment to NSW Section J of NCC 2022				
BCA Clause		**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
		(ii) a motion detector in accordance with Specification 40. (5) (not applicable) (6) (not applicable) (7) Artificial lighting in a foyer, corridor and other circulation spaces— (a) of more than 250 W within a single zone; and (b) adjacent to *windows*, must be controlled by a daylight sensor and dynamic lighting control device in accordance with BCA Specification 40. (8) Artificial lighting for daytime travel in the first 19 m of travel in a carpark entry zone must be controlled by a daylight sensor in accordance with BCA Specification 40. (9) The requirements of (1), (2), (3), (4), (5), (6), (7) and (8) do not apply to emergency lighting in accordance with Part E4.		
J7D5	Interior decorative and display lighting	Not applicable	-	NA
J7D6	Exterior artificial lighting	(1) Exterior artificial lighting attached to or directed at the facade of a building, must— (a) be controlled by— (i) a daylight sensor; or (ii) a time switch that is capable of switching on and off electric power to the system at variable	-	CRA

Assessment to NSW Section J of NCC 2022				
BCA Clause		**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
		pre-programmed times and on variable pre-programmed days; and (b) when the total lighting load exceeds 100 W— (i) use LED luminaires for 90% of the total lighting load; or (ii) be controlled by a motion detector in accordance with BCA Specification 40; or (iii) when used for decorative purposes, such as façade lighting or signage lighting, have a separate time switch in accordance with BCA Specification 40. (2) The requirements of (1)(b) do not apply to emergency lighting in accordance with Part E4.		
J7D7	Boiling water and chilled water storage units	Not applicable	-	NA
J7D8	Lifts	Lifts must— (a) be configured to ensure artificial lighting and ventilation in the car are turned off when it is unused for 15 minutes; and (b) achieve the idle and standby energy performance level in Table J7D8a; and (c) achieve— (i) the energy efficiency class in Table J7D8b; or (ii) if a dedicated goods lift, energy efficiency class D in accordance with ISO 25745-2.	-	CRA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
J7D9 Escalators and moving walkways	Not applicable	-	NA
Part J8 – Heated water supply and swimming pool and spa pool plant – not applicable			
Part J9 – Energy monitoring and on-site distributed energy resources			
J9D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part do not apply within a *sole-occupancy unit* of a Class 2 building.	-	Noted
J9D3 Facilities for energy monitoring	(1) A building or *sole-occupancy unit* with a *floor area* of more than 500 m^2 must have an energy meter configured to record the time-of-use consumption of gas and electricity.	-	CRA
J9D4 Facilities for electric vehicle charging equipment	(1) Subject to (2), a carpark associated with a Class 2 building must be provided with electrical distribution boards dedicated to electric vehicle charging— (a) in accordance with Table J9D4 in each *storey* of the *carpark;* and (b) labelled to indicate use for electric vehicle charging equipment. (2) Electrical distribution boards dedicated to serving electric vehicle charging in a *carpark* must— (a) be fitted with a charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand; and (b) have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 11:00 pm to 7:00 am daily; and	-	CRA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
	(c) (not applicable) (d) (not applicable) (e) be sized to support the future installation of a 7 kW (32 A) type 2 electric vehicle charger in— (i) 100% of the car parking spaces associated with a Class 2 building; and (f) contain space of at least 36 mm width of DIN rail per outgoing circuit for individual sub-circuit electricity metering to record electricity use of electric vehicle charging equipment; and (g) be labelled to indicate the use of the space required by (f) is for the future installation of metering equipment.		
J9D5 Facilities for solar photovoltaic and battery systems	(1) The main electrical switchboard of a building must— (a) contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for— (i) a solar photovoltaic system; and (ii) a *battery system*; and (b) be sized to accommodate the installation of solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area. (2) At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels, except for buildings—	-	CRA

Assessment to NSW Section J of NCC 2022			
BCA Clause	**Relevant Deemed-To-Satisfy Requirements**	**Comment**	**Status**
	(a) with installed solar photovoltaic panels on— (i) at least 20% of the roof area; or (ii) an equivalent generation capacity elsewhere on-site; or (b) where 100% of the roof area is shaded for more than 70% of daylight hours; or (c) with a roof area of not more than 55 m2; or (d) where more than 50% of the roof area is used as a terrace, carpark, roof garden, roof light or the like. **Limitations** (1) The requirements of J9D5(1)(a)(i) and (b) do not apply to a building with solar photovoltaic panels installed on at least 20% of the roof area. (2) The requirements of J9D5(1)(a)(ii) and (b) do not apply to a building with battery systems installed.		

5 BCA Assessment Summary

As identified by the clause-by-clause assessment in Part 4 of this report, the design was found to be readily capable of compliance with the relevant BCA provisions, subject to the following matters which will require further design input and/or addressed by BCA Performance Solutions at the Construction Certificate stage. The relevant BCA clause(s) to which each matter is related is shown in brackets.

5.1 Fire hydrant system (E1D2)

The building is required to be provided with a fire hydrant system compliant with AS 2419.1-2021. Where a fire hydrant booster is required, a performance solution will be required in relation to the booster location, noting that the booster will not be within sight of and within 20 m of the main entry of the building, as required by clause 7.3.1 of AS 2419.1-2021.

5.2 Provision for special hazards (E1D17 & E2D21)

To address the fire hazards associated with electric vehicles and photovoltaic panels, a fire hazard risk assessment will need to be undertaken by a suitably qualified fire engineer at the Construction Certificate stage to determine whether any additional fire hazard measures are necessary.

5.3 Wall cladding (F3D5)

Clause F3D5 requires external wall cladding to comply with one or a combination of the following:

- Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700.
- Autoclaved aerated concrete: AS 5146.3.
- Metal wall cladding: AS 1562.1.

To address performance requirement F3P1 in relation to weatherproofing of external walls, a performance solution will be required for the proposed tile cladding.

5.4 BCA Specifications

In addition to the matters raised above, the BCA requirements identified in the BCA Assessment Table in Part 4 of this report as 'CRA' (Compliance Readily Achievable), will need to be certified by the relevant consultant or included in the project plans or specifications, at the Construction Certificate stage.

7 Required Fire Resistance Levels

The following fire resistance levels (FRL's) are required for the various building elements, with a fire source feature being the far boundary of a road adjoining the allotment, a side or rear boundary or an external wall of another building on the allotment except a Class 10 structure.

Type A Fire-resistance Levels

Item	Class 2	Class 7a
Loadbearing parts of External Walls (including columns and other building elements incorporated therein)		
> Less than 1.5m to a fire- source feature	90/90/90	120/120/120
> 1.5 – less than 3m from a fire-source feature	90/60/60	120/90/90
> 3m or more from a fire source feature	90/60/30	120/60/30
Non-Loadbearing parts of External Walls		
> Less than 1.5m to a fire-source feature	-/90/90	-/120/120
> 1.5 – less than 3m from a fire-source feature	-/60/60	-/90/90
> 3m or more from a fire-source feature	-/-/-	-/-/-
External Column not incorporated in an external wall		
> Loadbearing	90/-/-	120/-/-
> Non-loadbearing	-/-/-	-/-/-
Fire walls	90/90/90	120/120/120
Stair and lift shafts required to be fire-resisting		
> Loadbearing	90/90/90	120/120/120
> Non-loadbearing	-/90/90	-/120/120
Internal walls bounding public corridors, public lobbies and the like:		
> Loadbearing	90/90/90	120/-/-
> Non-loadbearing	-/60/60	-/-/-
Internal walls between or bounding sole-occupancy units		
> Loadbearing	90/90/90	120/-/-
> Non-loadbearing	-/60/60	-/-/-
Ventilating, pipe, garbage and like shafts		
> Loadbearing	90/90/90	120/90/90
> Non-loadbearing	-/90/90	-/90/90

Item	Class 2	Class 7a
Other loadbearing internal walls, beams trusses and columns	90/-/-	120/-/-
Floors	90/90/90	120/120/120
Roofs[1]	90/60/30	120/60/30

Notes regarding fire-resistance:

1. *Fire-resistance levels* (FRLs) of building elements must be determined in accordance with Schedules 1 and 2 of BCA 2022.
2. 120-minute fire wall separation must be provided between Class 2 stairway and Class 7a parts at basement level, as per Clause C3D9.
3. A floor laid directly on the ground need not achieve an FRL, as per Clause S5C12.
4. The floors separating different classifications must have the FRL prescribed for the classification of the lower *storey*, as per Clause C3D10.
5. The roof of Basement 1 must achieve an FRL of not less than 120/120/120 as exits discharge onto it, as per Clause D3D13.
6. The roof of the Class 2 parts need not achieve an FRL, provided the covering is non-combustible, as per Clause S5C15.
7. In the storey immediately below the roof, internal columns and internal walls other than shaft walls may have an FRL of 60/60/60, as per Clause S5C17.

8 Proposed Fire Safety Schedule

The following fire safety measures are required to be installed in the building. The following table may be required to be updated as the design develops and options for compliance are confirmed.

Item	Fire Safety Measure	Standard of Performance
1.	Automatic fire detection and alarm system	BCA2022 Clauses E2D8 & S20C3 AS 3786:2014
2.	Building occupant warning system	BCA2022 Clause S20C7 & Clause 3.22 of AS 1670.1-2018
3.	Emergency lighting	BCA2022 Clauses E4D2 & AS/NZS 2293.1-2018
4.	Exit signs	BCA2022 Clauses E4D5, E4D6, E4D7, E4D8 & AS/NZS 2293.1-2018
5.	Fire dampers	BCA2022 Clauses C4D15 & AS 1668.1:2015 (Amdt 1) AS 1682.1:2015 & AS 1682.2:2015
6.	Fire doors	BCA2022 Clauses C4D11 & C4D12 AS 1905.1-2015 & AS 1735.11-1986
7.	Fire hydrant system	BCA2022 Clause E1D2 & AS 2419.1-2021 & *Fire Engineers Report**
8.	Fire hose reel system (to basement level)	BCA2022 Clause E1D3 & AS 2441-2005
9.	Fire seals protecting openings in fire-resisting components of the building	BCA2022 Clauses C4D15 & C4D16 AS1530.4-2014 & AS4072.1-2005
10.	Mechanical air-handling systems • Carpark ventilation system	BCA2022 E2D12, clause 5.5 of AS 1668.1-2015 (Amdt 1), AS 1668.2-2012
11.	Portable fire extinguishers (to Class 2 parts)	BCA2022 Clause E1D14 & AS 2444-2001
12.	Warning and operational signs	BCA2022 D4D7 (Braille Exit Signs) BCA2022 E3D4 (Lift Signs) Clause 5.5.3 of AS 1668.1:2015 (Amdt 1) (Signage at carpark entry for ventilation control switches)
13.	**Fire engineering report to be prepared under separate cover*	

Annexure A – Design Documentation

This report has been prepared based on the following design documentation.

Architectural plans prepared by PopovBass			
Drawing no.	**Revision**	**Date**	**Title**
DA100	01	10/02/2025	Title Page
DA101	01	10/02/2025	Energy Performance
DA102	01	10/02/2025	Location & Context Plan & Elevation
DA103	01	10/02/2025	Site Analysis Plan
DA104	01	10/02/2025	Site Plan, Demolition & Area Diagrams
DA105	01	10/02/2025	Basement Plan
DA106	01	10/02/2025	Ground Floor Plan
DA107	01	10/02/2025	Level 01 Plan
DA108	01	10/02/2025	Level 02 Plan
DA109	01	10/02/2025	Roof Plan
DA110	01	10/02/2025	Elevations 1
DA111	01	10/02/2025	Elevations 2
DA112	01	10/02/2025	Section AA & BB
DA113	01	10/02/2025	Section CC, DD & EE
DA114	01	10/02/2025	Post Adaptation Plans
DA115	01	10/02/2025	Area Diagrams
DA116	01	10/02/2025	Height Diagrams
DA117	01	10/02/2025	Shadow Diagram June 21
DA118	01	10/02/2025	Sun Eye Views 1
DA119	01	10/02/2025	Sun Eye Views 2
DA120	01	10/02/2025	Schedule of Finishes & 3D Perspectives
DA121	01	10/02/2025	Window Schedule

Annexure B – Definitions

Terms in italics used throughout this report have the BCA definitions, as listed below.

Air-conditioning: A service that actively cools or heats the air within a space, but does not include a service that directly:

(a) cools or heats cold or hot rooms; or

(b) maintains specialised conditions for equipment or processes, where this is the main purpose of the service.

Ancillary element: An element that is secondary to and not an integral part of another element to which it is attached.

Automatic: Designed to operate when activated by a heat, smoke or fire sensing device.

Average specific extinction area means the average specific extinction area for smoke as determined by AS 5637.1:2015.

Battery system: One or more chemical cells connected in series, parallel or a combination of the two for the purpose of electrical energy storage.

Climate zone means an area defined in Figure 2 and in Tables 3a to 3h for specific locations, having energy efficiency provisions based on a range of similar climatic characteristics.

Combustible: Applied to—

(a) a material — means combustible as determined by AS 1530.1-1994; and

(b) construction or part of a building — means constructed wholly or in part of combustible materials.

Conditioned space: A space within a building, including a ceiling or under-floor supply air plenum or return air plenum, where the environment is likely, by the intended use of the space, to have its temperature controlled by *air-conditioning*.

Critical radiant flux (CRF): The critical heat flux at extinguishment (CHF in kW/m^2) as determined by AS ISO 9239.1:2003.

Deemed-to-Satisfy Provisions: Provisions which are deemed to satisfy the Performance Requirements.

Deemed-to-Satisfy Solution: A method of satisfying the *Deemed-to-Satisfy Provisions*.

Effective height: The vertical distance between the floor of the lowest *storey* included in the calculation of *rise in storeys* and 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).

Electric passenger lift: A power-operated lift for raising or lowering people in a car in which the motion of the car is obtained from an electric motor mechanically coupled to the hoisting mechanism.

Electrohydraulic passenger lift: A power-operated lift for raising or lowering people in a car in which the motion of the car is obtained from the action of liquid under pressure acting on a piston or ram, the pressure being generated by a pump driven by an individual electric motor.

Envelope: For the purposes of Section J in Volume One, means the parts of a building's fabric that separate a *conditioned space* or *habitable room* from—

(a) the exterior of the building; or

(b) a non-*conditioned space* including—

(A) the floor of a rooftop plant room, lift-machine room or the like; and

(B) the floor above a *carpark* or warehouse; and

(C) the *common wall* with a *carpark*, warehouse or the like

Exit means –

(a) Any, or any combination of the following if they provide egress to a road or open space—

(i) An internal or external stairway.

(ii) A ramp.

(iii) A fire-isolated passageway.

(iv) A doorway opening to a road or open space.

(b) A horizontal exit or a fire-isolated passageway leading to a horizontal exit.

External wall means an outer wall of a building which is not a *common wall*.

Fire Brigade: A statutory authority constituted under an Act of Parliament having as one of its functions, the protection of life and property from fire and other emergencies.

Fire compartment: Either—

(a) the total space of a building; or

(b) when referred to in—

(i) the *Performance Requirements* — any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or

(ii) the *Deemed-to-Satisfy Provisions* — any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the *Deemed-to-Satisfy Provisions* of the relevant Part.

Fire hazard properties: The following properties of a material or assembly that indicate how they behave under specific fire test conditions:

(a) *Average specific extinction area*, *critical radiant flux* and *Flammability Index*, determined as defined in Schedule 1 of the BCA.

(b) *Smoke-Developed Index, smoke development rate* and *Spread-of-Flame Index*, determined in accordance with Specification 3 of the BCA.

(c) *Group number* and *smoke growth rate index* (SMOGRARC), determined in accordance with Specification 7 of the BCA.

Fire-isolated passageway means a corridor, hallway or the like, of *fire-resisting* construction, which provides egress to or from a *fire-isolated stairway* or fire-isolated ramp or to a road or open space.

Fire-isolated stairway: A stairway within a *fire-resisting* shaft and includes the floor and roof or top enclosing structure.

Fire-resistance level (FRL): The grading periods in minutes determined in accordance with Specification A2.3, for the following criteria—

(a) structural adequacy; and

(b) integrity; and

(c) insulation,

and expressed in that order.

Note: A dash means that there is no requirement for that criterion. For example, 90/–/– means there is no requirement for an FRL for integrity and insulation, and –/–/– means there is no requirement for an FRL.

Fire-source feature means–

(a) the far boundary of a road, river, lake or the like adjoining the allotment; or

(b) a side or rear boundary of the allotment; or

(c) an external wall of another building on the allotment which is not a Class 10 building.

Fire wall: A wall with an appropriate resistance to the spread of fire that divides a *storey* or building into *fire compartments*.

Flammability index means the index number as determined by AS 1530.2:1993.

Flight: That part of a stair that has a continuous series of risers, including risers of winders, not interrupted by a landing or floor.

Flood hazard area: The site (whether or not mapped) encompassing land lower than the *flood hazard level* which has been determined by the *appropriate authority.*

Going means the horizontal dimension from the front to the back of a tread less any overhang from the next tread or landing above (see Figure 3.9.1.4).

Group number means the number of one of 4 groups of materials used in the regulation of fire hazard properties and applied to materials used as a finish, surface, lining, or attachment to a wall or ceiling.

Note: Group number is determined in accordance with AS 5637.1-2015.

Habitable room means a room used for normal domestic activities, and—

(a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but

(b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Horizontal exit means a required doorway between 2 parts of a building separated from each other by a fire wall.

Insulation in relation to an FRL, means the ability to maintain a temperature on the surface not exposed to the furnace below the limits specified in AS 1530.4-2014.

Integrity in relation to an FRL, means the ability to resist the passage of flames and hot gases specified in AS 1530.4-2014.

Loadbearing means intended to resist vertical forces additional to those due to its own weight.

Low-rise, low-speed constant pressure lift: A power-operated low-rise, low-speed device for raising or lowering people with limited mobility on a carriage that is controlled by the application of constant pressure to a control.

Non-combustible means—

(a) applied to a material — not deemed combustible as determined by AS 1530.1:1994 — Combustibility Tests for Materials; and

(b) applied to construction or part of a building — constructed wholly of materials that are not deemed combustible.

Occupiable outdoor area: A space on a roof, balcony or similar part of a building—

(a) that is open to the sky; and

(b) to which access is provided, other than access only for maintenance; and

(c) that is not open space or directly connected with open space.

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

Outdoor air: Air outside the building.

Performance Requirement means a requirement which states the level of performance which a Performance Solution or Deemed-to-Satisfy Solution must meet.

Performance Solution means a method of complying with the Performance Requirements other than by a Deemed-to-Satisfy Solution.

Pliable building membrane means a water barrier as classified by AS/NZS 4200.1.

Primary building element, for the purposes of Volume One, means a member of a building designed specifically to take part of the loads specified in B1.2 and includes roof, ceiling, floor, stairway or ramp and wall framing members including bracing members designed for the specific purpose of acting as a brace to those members.

R-Value (m^2.K/W) means the thermal resistance of a component calculated by dividing its thickness by its thermal conductivity.

Rise in storeys: The greatest number of *storey*s calculated in accordance with C2D3 of Volume One.

Riser means the height between consecutive treads and between each landing and continuous tread.

Sanitary compartment: A room or space containing a closet pan or urinal (see Figures 6a and 6b).

Sarking-type material means a material such as a reflective insulation or other flexible membrane of a type normally used for a purpose such as waterproofing, vapour management or thermal reflectance.

Smoke-Developed Index means the index number for smoke as determined by AS/NZS 1530.3.

Smoke development rate means the development rate for smoke as determined by testing flooring materials in accordance with AS ISO 9239.1.

Smoke growth rate index (SMOGRA $_{RC}$) means the index number for smoke used in the regulation of fire hazard properties and applied to materials used as a finish, surface, lining or attachment to a wall or ceiling.

Solar admittance means the fraction of incident irradiance on a wall-glazing construction that adds heat to a building's space.

Sole-occupancy unit: A room 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) a dwelling; or

(b) a room or suite of rooms in a Class 3 building which includes sleeping facilities; or

(c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building; or

(d) a room or suite of associated rooms in a Class 9c building, which includes sleeping facilities and any area for

(e) the exclusive use of a resident.

Spread-of-Flame Index: The index number for spread of flame as determined by AS/NZS 1530.3-1999.

Storey: A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not—

(a) a space that contains only—

(i) a lift shaft, stairway or meter room; or

(ii) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or

(iii) accommodation intended for not more than 3 vehicles; or

(iv) a combination of the above; or

(b) a mezzanine.

Structural adequacy: In relation to an FRL, means the ability to maintain stability and adequate loadbearing capacity as determined by AS 1530.4-2014.

Waterproof: The property of a material that does not allow moisture to penetrate through it.

Water resistant: The property of a system or material that restricts moisture movement and will not degrade under conditions of moisture.

Water control layer means a *pliable building membrane* or the exterior cladding when no *pliable building membrane* is present.

Water sensitive materials: Materials that have an inherent capacity to absorb water vapour and include timber, plasterboard, plywood, oriented strand board and the like.