

Date: 14 May 2019
Our Ref: P19082

Dr Kiril Goring-Siebert
345 Condamine St,
Manly Vale NSW 2093

Dear Dr Goring-Siebert,

**RE: 345 Condamine St, Manly Vale
BCA COMPLIANCE ASSESSMENT**

Please find enclosed our BCA Compliance Report prepared in respect of the proposed design contained within the architectural documentation provided.

In reviewing the content of this Report, particular attention is drawn to the content of Parts 3 and 4, as: –

- ☐ Part 3 summarizes the compliance status of the proposed design in terms of each prescriptive provision of the BCA.

The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

- ☐ Part 4 contains a detailed analysis of the proposed design, and provides informative commentary & recommendation in respect of each instance of prescriptive non-compliance and area of preliminary only (design) detail, as applicable.

This commentary enables the project team to readily identify and understand the nature and extent of information required within the Construction Certificate application to demonstrate the attainment of BCA compliance.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Kieran Tobin', with a horizontal line extending to the right.

**Kieran Tobin
Director**

BCA COMPLIANCE ASSESSMENT

PREPARED FOR

Dr Kiril Goring-Siebert

REGARDING

345 Condamine St, Manly Vale

Prepared By



REPORT REGISTER

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

Our Reference	Issue No.	Remarks	Issue Date
P19082	1	BCA Compliance Report	14 May 2019

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1.0 INTRODUCTION

1.1 GENERAL

This “BCA Compliance Assessment” report has been prepared at the request of Dr Kiril Goring-Siebert, and relates to the premises located at 345 Condamine St, Manly Vale.

The project proposal includes alterations and additions to an existing residential building to be used for a Health Consulting Practice.

The subject building is a class 1 a building containing 2 attached dwellings.

1.2 REPORT BASIS

The content of this report reflects –

- (a) The principles and provisions of BCA 2019, Parts C, D & E;
- (b) A site inspection of the subject premises on Monday 13/05/19;

1.3 EXCLUSIONS

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

- (a) Structural and services design documentation;
- (b) General building services;
- (c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
- (d) The individual requirements of the Workcover Authority;
- (e) Disability Discrimination Act (DDA);
- (f) Assessment of any structural elements or geotechnical matters relating to the building, including any;
- (g) Consideration of any fire services operations (including hydraulic, electrical or other systems);
- (h) Assessment of plumbing and drainage installations, including stormwater;
- (i) Assessment of mechanical plant operations, electrical systems or security systems;
- (j) Heritage significance;
- (k) Consideration of energy or water authority requirements;
- (l) Consideration of Council’s local planning policies;
- (m) Environmental or planning issues;
- (n) Requirements of statutory authorities;
- (o) Sections B, G, F, H, J or I of the BCA are not considered.

1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the change of use within the existing building may comply with the relevant prescriptive provisions of BCA 2019, Parts C, D & E

Assessment of the proposed design considers each prescriptive BCA provision, and identifies such as either: –

- (a) Being complied with; or
- (b) Not being complied with; or

- (c) Requiring the provision further detail with the future Building Permit or other application or
- (d) Not being relevant to the particular building works proposal.

The status of the design, in terms of these four (4) categories, is summarised within Part 3 of this report.

Where prescriptive non-compliance is identified, suitable recommendations to remedy the non-compliance shall be detailed in Part 4.

In instances where preliminary only detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Construction Certificate) shall also be outlined in Part 4.

2.0 BUILDING DESCRIPTION

2.1 GENERAL

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

2.2 RISE IN STOREYS (CLAUSE C1.2)

The building has a rise in storeys of one (1).

2.2 BUILDING CLASSIFICATION (CLAUSE A3.2)

The Building currently contains the following classifications

Class	Description
Class 1a	a dwelling

The building classification in accordance with the project proposal will be

Class	Description
Class 4	a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.
Class 5	an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

2.3 Effective Height (Clause A1.1)

The buildings have an effective height of less than 12m.

2.4 TYPE OF CONSTRUCTION (TABLE C1.1)

Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building—FRL: (in minutes)
	<i>Structural adequacy/ Integrity/ Insulation</i>
	5, 7a or 9
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—	
Less than 1.5 m	90/ 90/ 90
1.5 to less than 3 m	60/ 60/ 60
3 m or more	–/–/–
EXTERNAL COLUMN not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—	
Less than 1.5 m	90/–/–

1.5 to less than 3 m	60/-/-
3 m or more	-/-/-
COMMON WALLS and FIRE WALLS—	90/ 90/ 90
INTERNAL WALLS-	
Bounding <i>public corridors</i> , public lobbies and the like—	-/-/-
Between or bounding <i>sole-occupancy units</i> —	-/-/-
Bounding a stair if <i>required</i> to be rated—	60/ 60/ 60
ROOFS	-/-/-

2.6 GENERAL FLOOR AREA LIMITATIONS (TABLE C2.2)

Subject to the following maximum fire compartment floor area and volume limits for Construction: –

Table C2.2 – Maximum size of Fire Compartments				
Building Class		Type A	Type B	Type C
5, 9b, 9c	Max Floor area	8000 m ²	5,500 m ²	3000 m²
	Max Volume	48,000 m ³	33,000 m ³	18,000 m³

2.7 ACCESS TO PREMISES STANDARD

The Access to Premises Standard requires that within this existing building all works relative to the “New Part” and “Affected Part” comply with the requirements of AS 1428.1 – 2009.

The “New Part” is relative to where new works are proposed within the building and in this regard, all of the internal parts of the building are required to comply. The following qualifications are required in this regard:-

The “Affected Part” relates to the how people may access the building and the “New Parts”

The Access to Premises Guidelines provides the following notation:-

Note:- While access requirements relating to ‘affected parts’ of a building are covered by the Premises Standards they are not covered within the new BCA. State and territory building laws and regulations are being reviewed to address the issue of ‘affected parts’ of a building to ensure consistency with the Premises Standards. Building professionals should refer to their relevant state and territory building laws and regulations for clarification.

All other requirements of AS 1428.1 – 2009 will apply within this building and will be reported on in greater detail within a separate Access Assessment

We clarify that compliance with the Access to Premises Standard, associated guidelines and this report do not guarantee that a claim or issue cannot be presented by an individual under the Disability Discrimination Act (largely because access issues may have a personal impact on an individual)

The intent of the Access to Premises Standard is to provide clearer guidelines for building practitioners and building owners in regard to existing buildings and the level of “Access” required.

2.8 LEGISLATIVE REQUIREMENTS FOR UPGRADE (EP AND A REGS)

93 FIRE SAFETY AND OTHER CONSIDERATIONS

<i>Sub clause</i>	Requirement	Comment/Advice
1	This <u>clause</u> applies to a <u>development application</u> for a change of building use for an existing building where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.	The building classification under the Building Code of Australia is proposed to change from two attached class 1a dwellings to a class 4 residence and class 5 consulting room.
2	In determining the <u>development application</u> , the consent authority is to take into consideration whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.	For reference
3	Consent to the change of building use sought by a <u>development application</u> to which this <u>clause</u> applies must not be granted unless the consent authority is satisfied that the building complies (or will, when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed use. Note: The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.	For reference

94 CONSENT AUTHORITY MAY REQUIRE BUILDINGS TO BE UPGRADED

<i>Sub clause</i>	Requirement	Comment/Advice
1	This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where: (a) the proposed building	Project plans have not been provided It assumed at this point that no new works are proposed In the event that new works are proposed the works would represent less than 50%

	<p>work, together with any other of the building area building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or</p> <p>(b) the measures contained in the building are inadequate:</p> <p>(i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or</p> <p>(ii) to restrict the spread of fire from the building to other buildings nearby.</p>
2	<p>In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the <i>Building Code of Australia</i>.</p> <p>As above</p>

3.0 BCA ASSESSMENT – SUMMARY

3.1 GENERAL

The tables contained within items 3.2 – 3.5 below summarise the compliance status of the proposed architectural design in terms of each prescriptive provision of the Building Code of Australia.

For those instances of either “prescriptive non-compliance” or “preliminary only detail”, a detailed analysis and commentary is provided within Part 4.

3.2 SECTION C – FIRE RESISTANCE

BCA reference	Complies	Does not comply	Detail Required	Not relevant
Spec. C1.1 – fire resisting construction		✓		
C1.3 – buildings of multiple classification				✓
C1.4 – mixed types of construction				✓
C1.5 – two storey Class 2 or 3 buildings				✓
C1.6 – Class 4 parts of a building				✓
C1.7 – open spectator stands & indoor sports stadiums				✓
C1.8 – lightweight construction				✓
C1.10 – fire hazard properties	✓			
C1.11 – performance of external walls				✓
C1.12 – non-combustible materials				✓
C2.2 – general floor area & volume limits	✓			
C2.3 – large isolated buildings				✓
C2.4 – requirements for open spaces & vehicular access				✓
C2.5 – Class 9a and 9c buildings				✓
C2.6 – vertical separation of openings in external walls				✓
C2.7 – separation of firewalls				✓
C2.8 – separation of classifications in same storey				✓
C2.9 – separation of classifications in different storeys				✓
C2.10 – separation of lift shafts				✓
C2.11 – stairways and lifts in one shaft				✓
C2.12 – separation of equipment				✓
C2.13 – electricity supply system				✓
C2.14 – public corridors in Class 2 and 3 buildings				✓
C3.1 – application of part				✓
C3.2 – openings in external walls		✓		
C3.3 – separation of external walls & associated openings				✓
C3.4 – acceptable methods of protection		✓		
C3.5 – doorways in firewalls				✓
C3.6 – sliding fire doors				✓
C3.7 – doorways in horizontal exits				✓
C3.8 – openings in fire-isolated exits				✓
C3.9 – service penetrations in fire-isolated exits				✓
C3.10 – openings in fire-isolated lift shafts				✓
C3.11 – bounding construction: Class 2, 3, 4 buildings				✓
C3.12 – openings in floors & ceilings for services				✓
C3.13 – openings in shafts				✓
C3.15 – openings for service installations				✓
C3.16 – construction joints				✓
C3.17 – columns protected with f/r lightweight construction				✓

3.3 SECTION D – ACCESS AND EGRESS

BCA reference	Complies	Does not comply	Detail Required	Not relevant
D1.2 – number of exits required	✓			
D1.3 – when fire-isolated exits are required				✓
D1.4 – exit travel distances	✓			
D1.5 – distance between alternative exits				✓
D1.6 – dimensions of exits and paths of travel to exits				✓
D1.7 – travel via fire-isolated exits				✓
D1.8 – external stairways or ramps in lieu of fire-isolated exits				✓
D1.9 – travel via non-fire isolated stairways or ramps				✓
D1.10 – discharge from exits	✓			
D1.11 – horizontal exits				✓
D1.12 – non-required stairways or ramps				✓
D1.16 – plant rooms and lift motor rooms: concession				✓
D1.17 – access to lift pits				✓
D2.2 – fire-isolated stairways and ramps				✓
D2.3 – non-fire isolated stairways and ramps				✓
D2.4 – separation of rising and descending stair flights				✓
D2.5 – open access ramps and balconies				✓
D2.6 – smoke lobbies				✓
D2.7 – installations in exits and paths of travel				✓
D2.8 – enclosure of space under stairs and ramps				✓
D2.9 – width of stairways				✓
D2.10 – pedestrian ramps				✓
D2.11 – fire-isolated passageways				✓
D2.12 – roof as open space				✓
D2.13 – goings and risers				✓
D2.14 – landings				✓
D2.15 – thresholds				✓
D2.16 – balustrades				✓
D2.17 – handrails				✓
D2.18 – fixed platforms, walkways, stairways and ladders				✓
D2.19 – doorways and doors				✓
D2.20 – swinging doors		✓		
D2.21 – operation of latch		✓		
D2.22 – re-entry from fire-isolated exits				✓
D2.23 – signs on doors				✓
D2.24 – Protection of Openable windows				✓
D3.1 – General Building Access Requirements			✓	
D3.2 – Access to Buildings			✓	
D3.3 – parts of buildings to be accessible			✓	
D3.4 – concessions			✓	
D3.5 – car parking				✓
D3.6 – signage			✓	
D3.7 – hearing augmentation services and features				✓
D3.8 – tactile indicators				✓
D3.9 – Wheelchair Seating				✓
D3.10 – Swimming Pools				✓
D3.11 – Ramps				✓
D3.12 – Glazing on Access ways				✓

3.4 SECTION E – SERVICES AND EQUIPMENT

BCA reference	Complies	Does not comply	Detail Required	Not relevant
E1.3 – fire hydrants				✓
E1.4 – fire hose reels				✓
E1.5 – sprinklers				✓
E1.6 – portable fire extinguishers			✓	
E1.8 – fire control centres				✓
E1.9 – fire precautions during construction				✓
E1.10 – provision for special hazards				✓
E2.2a – general provisions			✓	
E2.2b – specific provisions				✓
E2.3 – provision for special hazards				✓
E3.2 – stretcher facility in lifts				✓
E3.3 – warning against use of lifts in fire				✓
E3.4 – emergency lifts				✓
E3.5 – landings				✓
E3.6 – facilities for people with disabilities				✓
E3.7 – fire service controls				✓
E3.8 – aged care buildings				✓
E3.9 – Fire Service Recall Switch				✓
E3.10 – Lift Car Fire Service Drive Control Switch				✓
E4.2 – emergency lighting				✓
E4.4 – design and operation of emergency lighting				✓
E4.5 – exit signs				✓
E4.6 – direction signs				✓
E4.7 – Class 2 and 3 buildings and Class 4 parts: exemptions				✓
E4.8 – design and operation of exit signs				✓
E4.9 – Sound Systems & Intercom Systems for Emergencies				✓

4.0 BCA ASSESSMENT – DETAILED ANALYSIS

4.1 GENERAL

With reference to the “BCA Assessment Summary” contained within Part 3 above, the following detailed analysis and commentary is provided. This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.

4.2 SECTION C – FIRE RESISTANCE

Clause Ref	Clause Requirements	Recommendation
Cl. C1.1	Type of construction required (a) The minimum Type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1	<p>The wall where within 3m of the property boundary is required to achieve an FRL of 90/90/90 when tested from the external portion of the wall (does not require an internal fire resistance)</p> <p>The existing external wall construction is lightweight timber construction with a masonry external wall exterior lining.</p> <p>In our opinion the external wall achieves the required FRL</p> <p>Fire separation achieving an FRL of 90/90/90 is required between the class 5 (subject tenancy) and the adjoining</p>

		<p>class 4 residential tenancy.</p> <p>Currently a masonry wall separates each tenancy at the garage</p> <p>The existing wall is compliant to ceiling level but does not extend to the underside of the roof covering.</p> <p>We recommend extending the wall to the underside of the roof covering with a material which will achieve an FRL of 90/90/90.</p>
Cl. C3.2	<p>Protection of openings in external walls</p> <p>Openings in an <u>external wall</u> that is <u>required</u> to have an FRL must—</p> <p>(a) if the distance between the opening and the <u>fire-source feature</u> to which it is exposed is less than—</p> <p>(i) 3 m from a side or rear boundary of the allotment; or</p> <p>(ii) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a <u>storey</u> at or near ground level; or</p> <p>(iii) 6 m from another building on the allotment that is not Class 10,</p> <p>be protected in accordance with <u>C3.4</u> and if wall-wetting sprinklers are used, they are located externally; and</p> <p>(b) if <u>required</u> to be protected under (a), not occupy more than 1/3 of the area of the <u>external wall</u> of the <u>storey</u> in which it is located</p>	<p>Windows and doors to the residence and proposed consulting rooms within the North elevation are within 3m of the property boundary and will be required to comply with Clause C 3.4.</p> <p>Verification on how this may be achieved will be required.</p>

Cl. C3.4	<p>Acceptable methods of protection</p> <p>(a) Where protection is <u>required</u>, doorways, <u>windows</u> and other openings must be protected as follows:</p> <p>(ii) <u>Windows</u>—</p> <p>(A) internal or external wall-wetting sprinklers as appropriate used with <u>windows</u> that are <u>automatic</u> closing or permanently fixed in the closed position; or</p> <p>(B) –/60/– fire <u>windows</u> that are <u>automatic</u> closing or permanently fixed in the closed position; or</p> <p>(C) –/60/– <u>automatic</u> closing fire shutters.</p>	Verification on how compliance may be achieved will be required
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4.3 SECTION D – ACCESS AND EGRESS

Cl. D2.20	<p>Swinging doors</p> <p>A swinging door in a required exit or forming part of a required exit—</p> <p>(a) must not encroach— (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required—</p> <p>(A) stairway; or (B) ramp; or</p> <p>(C) passageway,</p> <p>if it is likely to impede the path of travel of the people already using the exit; and</p> <p>(ii) when fully open, by more than 100 mm on the required width of the required exit, and the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door; and</p> <p>(b) must swing in the direction of egress unless—</p> <p>(i) it serves a building or part with a floor area not more than 200 m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or</p> <p>(ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and</p> <p>(c) must not otherwise impede the path or direction of egress.</p>	<p>It is noted that the Exit door currently swings inward.</p> <p>In this regard we recommend that the exit door is fitted with a device for holding it in the open position</p>
Cl. D2.21	<p>All doors in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily provided with door hardware located between 900-1100-mm above floor level and be readily openable without a key from the side facing a person seeking egress by a single downward action.</p>	<p>The Door hardware to the front door (to King St) must be replaced with door hardware which is located between 900-1100-mm above floor level and be readily openable without a key from the side facing a person seeking egress by a single downward action</p>
Cl. D3.1	<p>General building access requirements</p> <p>Buildings and parts of buildings must be <i>accessible</i> as <i>required</i> by Table D3.1, unless</p>	<p>Currently there are no proposed works within this existing building and in this</p>

	<p>exempted by D3.4.</p>	<p>regard technically there is no trigger to upgrade the building to comply in regard to the Access to Premises Standard.</p> <p>Where works are proposed to fit out the premises we make the following recommendations to improve the level of “Access” to the building:-</p> <ol style="list-style-type: none">1) Access through the front door requires negotiation of a step – a ramp and landing would be required in accordance with Clause 10 of AS 1428.1 - 20092) Door widths, door circulation, door hardware and luminance contrast should be modified to achieve compliance with Clause 13 of AS 1428.1 - 2009;3) The hallway within the premises is 1m wide and does not allow for compliant circulation4) The existing sanitary facilities do not provide compliant circulation space <p>Generally Compliance with the AS 1428.1 Clauses following must be demonstrated as follows:-</p> <p>BCA Clause E3.6 -</p> <p>Clause 8 – SIGNAGE</p> <p>Clause 10 - RAMPS</p> <p>Clause 13 - DOORWAYS, DOORS AND CIRCULATION SPACE AT</p>
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		DOORWAYS Clause 15 – SANITARY COMPARTMENTS
Cl. D3.2	<p>Access to Buildings</p> <ul style="list-style-type: none"> ▪ Must be provided by an AS 1428.1 complying path of travel from – <ul style="list-style-type: none"> (i) a entry point from the road at the allotment boundary to the entrance doorway. (ii) any disabled car parking space on the allotment. (iii) any other accessible building on the allotment. (iv) through the principal public entrance. <p>Parts of buildings required to be accessible must comply with AS 1428.1</p>	<p>The Access to Premises Standard requires that within this existing building all works relative to the “New Part” and “Affected Part” comply with the requirements of AS 1428.1 – 2009.</p> <p>The “New Part” is relative to where new works are proposed within the building and in this regard, all of the internal parts of the building are required to comply.</p> <p>The “Affected Part” relates to the how people may access the building and the “New Parts”</p> <p>The Access to Premises Guidelines provides the following notation:-</p> <p>We clarify that</p>
Cl. D3.3	<p>Parts of buildings to be accessible</p> <p>In a building <i>required to be accessible</i>:</p> <p>(a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:</p> <p>(i) for a ramp, except a fire-isolated ramp, clause 10 of</p>	For reference

	<p>AS 1428.1; and</p> <p>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;</p> <p>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;</p> <p>(b) every passenger lift must comply with clause E3.6;</p> <p>(c) <i>access ways</i> must have:</p> <p>(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>access way</i> where a direct line of sight is not available; and</p> <p>(ii) turning spaces complying with AS 1428.1:</p> <p>(A) within 2 m of the end of <i>access ways</i> where it is not possible to continue travelling along the <i>access way</i>; and</p> <p>(B) at maximum 20 m intervals along the <i>access way</i>;</p> <p>(d) an intersection of <i>access ways</i> satisfies the spatial requirements for a passing and turning space;</p> <p>(e) a passing space may serve as a turning space;</p> <p>(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building-</p> <p>(i) containing not more than 3 <i>storeys</i>; and</p> <p>(ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200 m².</p>	
Cl. D3.4	<p>Exemptions</p> <p>The following areas are not <i>required</i> to be <i>accessible</i>:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p>	For Reference

Cl. D3.6	<p>Signage In a building <i>required</i> to be <i>accessible</i>—</p> <p>(a) braille and tactile signage complying with Specification D3.6 must—</p> <p>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—</p> <p>(A) sanitary facility, except a sanitary facility within a <i>sole-occupancy unit</i> in a Class 1b or Class 3 building; and</p> <p>(B) space with a hearing augmentation system; and</p> <p>(ii) identify each door <i>required</i> by E4.5 to be provided with an <i>exit</i> sign and state—</p> <p>(A) "Exit"; and</p> <p>(B) "Level" ; and either (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb); and</p> <p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <p>(i) the type of hearing augmentation; and</p> <p>(ii) the area covered within the room; and</p> <p>(iii) if receivers are being used and where the receivers can be obtained; and</p> <p>(c) signage in accordance with AS 1428.1 must be provided for <i>accessible</i> unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>(d) signage to identify an ambulant <i>accessible</i> sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e) where a pedestrian entrance is not <i>accessible</i>, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest <i>accessible</i> pedestrian entrance; and</p> <p>(f) where a bank of sanitary facilities is not provided with an <i>accessible</i> unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not <i>accessible</i>, to direct a person to the location of the nearest <i>accessible</i> unisex sanitary facility.</p>	Verification on how this may be achieved will be required with the Construction Documentation
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4.5 SECTION E – SERVICES AND EQUIPMENT

CLAUSE	CLAUSE REQUIREMENT	ACTION/RECOMENDATION
Cl. E1.6	Portable Fire Extinguishers must be selected, located, and installed under AS 2444	We recommend providing a 2.5kg Type ABE Fire Extinguisher is provided in addition to a Fire Blanket to the kitchen area
Clause E2.2	Smoke Hazard Management The class 4 residence requires compliance with AS 3786	We recommend providing a hardwired smoke alarm with battery back up within the residence

Author

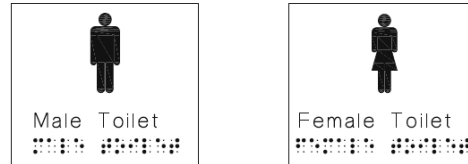


Kieran Tobin
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Accredited BPB

ACCESS AND MOBILITY STANDARDS CHECKLIST

Clause No	Description
6 - CONTINUOUS ACCESSIBLE PATHS OF TRAVEL	
8	SIGNAGE
8.1	<p>Form of signs The BCA contains requirements for Braille and tactile signage in Specification D3.6. Where signs are required, the form of signs shall be as follows: (a) Where required, raised tactile and/or Braille signage shall be provided as follows: (i) Sanitary facilities shall be identified with the following: (A) Raised and visual versions of the international symbol of access. (B) Raised and visual versions of the male and female symbols. (C) Raised text that shall be in title case (e.g. Male Toilet). NOTE: Title case has the first letter of each word capitalized and the rest are lower case. Short articles, prepositions and conjunctions are not capitalized. (D) Braille that fully describes the visual information displayed by symbols and raised text.</p>
8.2	<p>Symbols indicating access for people with disabilities 8.2.1 International symbol of access The form of the international symbol of access shall be as follows: (a) The symbol of access shall consist of two elements: a stylized figure in a wheelchair pointing to the right on a plain square background. (b) The proportional layout of the symbol of access shall be in accordance with Figure 10. (c) The colour of the Figure shall be white on a blue background in accordance with Figure 11. The blue shall be B21, ultramarine, of AS 2700, or similar. (d) For signs indicating the direction to a facility, an arrow shall be used in combination with the international symbol of access. 8.2.2 International symbol for deafness The form of the international symbol for deafness shall be as follows: (a) The symbol for deafness shall consist of two elements: a stylized ear and diagonal slash on a plain square background. (b) The proportional layout of the symbol for deafness shall be in accordance with Figure 12.</p>

(c) The colour of the symbol shall be white on a blue background. The blue shall be B21, ultramarine, of AS 2700, or similar.

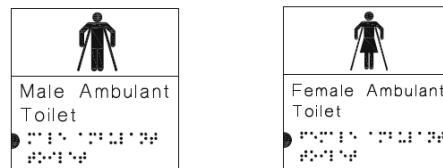


(b) Example of identification signs for male and female toilets

NOTES:

- 1 Visual message: The signs display male toilet and female toilet.
- 2 Minimum required raised tactile message: 'Male Toilet', 'Female Toilet' in raised tactile print and symbols.
- 3 Minimum required Braille message: 'Male Toilet', 'Female Toilet'.

FIGURE 9 (in part) MODULAR FORM OF SIGNS

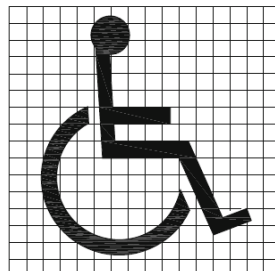


(c) Example of identification signs for ambulant accessible male and female toilets

NOTES:

- 1 Visual message: The signs display ambulant accessible male and female toilets.
- 2 Minimum required raised tactile message: 'Ambulant Male Toilet', 'Ambulant Female Toilet' in raised tactile print and symbols.
- 3 Minimum required Braille message: 'Male Ambulant Toilet', 'Female Ambulant Toilet'.

FIGURE 9 (in part) MODULAR FORM OF SIGNS



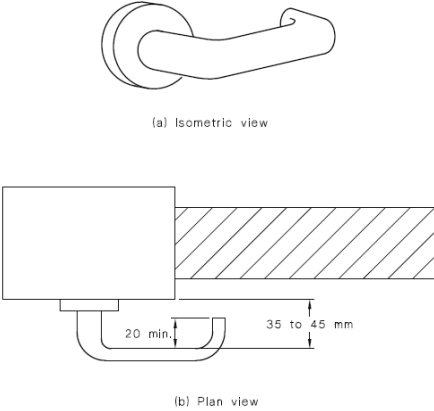
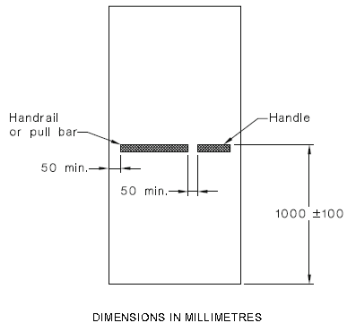
NOTE: The grid is for positional purposes only.

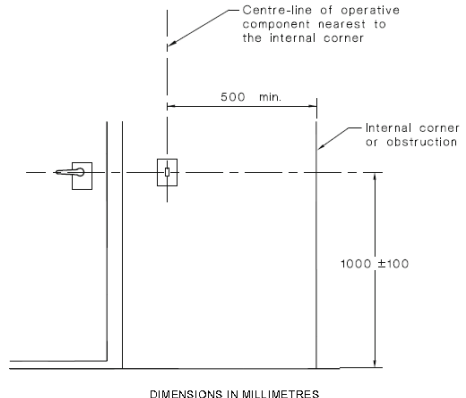
FIGURE 10 PROPORTIONAL LAYOUT FOR INTERNATIONAL SYMBOL OF ACCESS



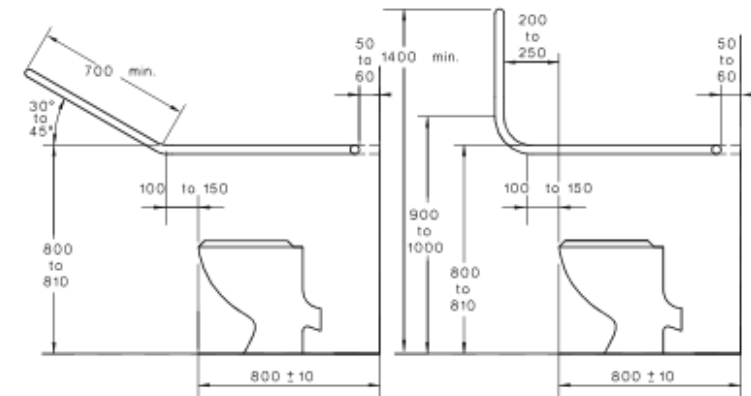
FIGURE 11 COLOUR CONTRAST FOR SYMBOL OF ACCESS

13	DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS	
13.1	<p>Luminance contrast</p> <p>All doorways shall have a minimum luminance contrast of 30% provided between—</p> <ul style="list-style-type: none"> (a) door leaf and door jamb; (b) door leaf and adjacent wall; (c) architrave and wall; (d) door leaf and architrave; or (e) door jamb and adjacent wall. <p>The minimum width of the area of luminance contrast shall be 50 mm.</p>	
13.5	<p>Door controls</p> <p>13.5.1 General</p> <p>Door controls in, or forming part of, the continuous accessible path of travel shall comply with the requirements of this Clause.</p>	
13.5.2	<p>Design and performance</p> <p>Door handles and related hardware and accessories shall comply with the following:</p> <ul style="list-style-type: none"> (a) The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch. (b) The clearance between the handle and the back plate or door face at the centre grip section of the handle shall be not less than 35 mm and not more than 45 mm. (c) 'D' type handles shall be provided on sliding doors. (d) Where snibs are installed, they shall have a lever handle of a minimum length of 45 mm from the centre of the spindle. (e) For doors other than fire doors and smoke doors where a door 	

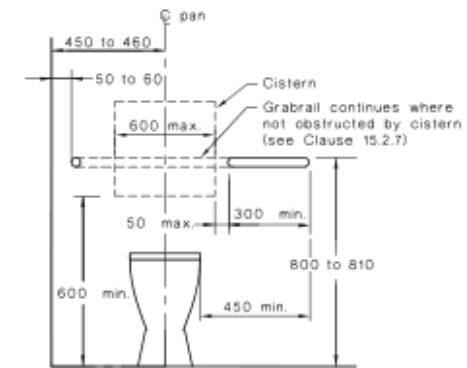
	<p>closer is fitted, the force required at the door handle to operate the door shall not exceed the following:</p> <p>(i) To initially open the door..... 20 N</p> <p>(ii) To swing or slide the door20 N.</p> <p>(iii) To hold the door open between 60° and 90°20 N.</p> <p>(f) Where an outward opening door is not self-closing, a horizontal handrail or pull bar shall be fixed on the closing face of a side-hung door</p>	 <p>(a) Isometric view</p> <p>(b) Plan view</p> <p>FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS</p>
<p>13.5.3</p>	<p>Location</p> <p>Except in early childhood centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority, the location of the controls for doors and gates shall be above a level surface and as follows:</p> <p>(a) Controls that need to be grasped or turned shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor, as shown in Figure 36.</p> <p>(b) Controls that only need to be pushed, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.</p> <p>(c) Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12.</p> <p>(d) Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstop when in the open or closed position, as shown in Figure 30.</p> <p>(e) Manual controls to power-operated doors shall be located on the</p>	 <p>Handrail or pull bar</p> <p>Handle</p> <p>50 min.</p> <p>50 min.</p> <p>1000 ±100</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 36 LOCATIONS FOR DOOR CONTROLS SHOWING CLOSING FACE</p>

	continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.	
14	SWITCHES AND GENERAL PURPOSE OUTLETS (POWER POINTS)	
14.1	<p>General</p> <p>All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners except where on the architrave on the latch side as shown in Figure 37.</p>	 <p>FIGURE 37 HEIGHTS FOR SWITCHES AND DOOR HANDLES</p>
15	SANITARY FACILITIES	
15.1	<p>General</p> <p>The facilities described in this Clause may be used as individual modules, in mirror image configurations or in a combined form, as specified in Clause 15.6.</p>	
15.2.1	<p>Water taps</p> <p>Water taps shall comply with the following:</p> <ul style="list-style-type: none"> (a) Taps shall have lever handles, sensor plates, or other similar controls. (b) Lever handles shall have not less than 50 mm clearance from an adjacent surface. (c) Where separate taps are provided for hot and cold water, the hot water tap shall be placed to the left of the cold water tap for horizontal configurations, or above the cold water tap for vertical configurations. (d) Where hot water is provided, the water shall be delivered through a mixing spout. 	

encroach into the 600 mm clearance above the grabrail required by Clause 17(e)



lii Option A
lii Option B
(a) Side view showing optional systems for grabrail at sides of pan



(b) Grabrail at back of pan and sectional view of grabrail at side of pan