



# NCC (BUILDING CODE OF AUSTRALIA) STATEMENT

8 The Crest Frenchs Forest

McManus Building Consulting  
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Sarah McManus  
[sarah@mcmanusconsulting.com.au](mailto:sarah@mcmanusconsulting.com.au)



## **INTRODUCTION**

The following BCA report has been prepared at the request of the applicant for the purpose of assessing the as-built alterations and additions of an existing garage structure to a studio on the site located at LOT 37, DP 236064, 8 The Crest, Frenchs Forest.

Note that the dwelling will not be assessed for compliance.

The purpose of this report is to assess the building for compliance with: The prescriptive Deemed to Satisfy (DTS) Provisions of the 2022 National Construction Code (BCA) Volume Two Edition 2022.

The outcome of this compliance assessment concludes that the structure is in accordance with the BCA and applicable codes and standards.

### **1.1 BASIS OF REPORT**

The purpose of this report is to assess the existing constructed building for compliance with the applicable requirements of building regulations.

Where non-compliances have been identified in the assessment, suitable recommendations are provided to achieve compliance with the BCA and applicable legislation.

The current Building Code of Australia (BCA) will be used as a guide when assessing the building, however it must be noted that the building was originally constructed under superseded building requirements and legislation. It is unreasonable and impractical to expect the existing building to fully comply with the current prescriptive requirements of the BCA.

This report is based on the following:

1. The requirements of the National Construction Code 2022, including the NSW Variations (as a guide).
2. The Guide to the Building Code of Australia.
3. A visual site inspection and/or compliance certificates provided by licensed contractors.
4. Architectural plans prepared by McManus Building Consulting (Ava Sayyadi).

### **1.2 LIMITATIONS OF THE REPORT**

This report does not assess the following:

- Compliance with structural provisions of any proposed building designs.
- Reporting on hazardous materials, WHS matters or site contamination.
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire resistant levels of the building.
- Consideration of any fire services operations (including hydraulic, electrical or other systems).



- Assessment of plumbing and drainage installations.
- Assessment of mechanical plant operations, electrical systems or security systems.
- Heritage significance.
- Compliance with Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010.
- Compliance with conditions of any approved Development Consent.
- Consideration of energy or water authority requirements.
- Consideration of Council's local planning policies.
- Environmental or planning issues.
- Requirements of statutory authorities.
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not been carried out).
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.
- This report does not and cannot make comment upon: the assessment or the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; site drainage.
- Bushfire requirements.
- Swimming Pools Act 1992 and AS 1926 Swimming Pool Safety.

**Note:** The inspection was a 'visual' inspection, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing, or moving objects including but not limited to, foliage, mouldings, roof insulation/insulation, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner. This report does not and cannot make comment upon defects that may have been concealed, the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions, the presence or absence of timber pests, gas fittings, common property areas, environmental concerns. Accordingly, this report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

## 2.0 BCA ASSESSMENT DESCRIPTION

The following table below details the compliance assessment requirements in terms of each prescriptive provision of the National Construction Code 2022 (Volume 2).

For those instances of "Deemed To Satisfy (DTS) non-compliance", a detailed analysis and commentary is provided.

Assessment data regarding the current National Construction Code. Building ID	RIS	Classification	Construction Type	Effective Height
Alterations and Additions to an Existing Dwelling House	1	1a	n/a	4m



### 3.0 NCC ASSESSMENT SUMMARY

NCC Clause	Description	Status	Comments
<b>Part H1 STRUCTURE</b>			
H1D1	Deemed to Satisfy Provisions	Note	Note
H1D2	Structural provisions	Capable of complying	Structural certification provided.
H1D3	Site Preparation	Note	Note
H1D4	Footings and slabs	N/A	
H1D5	Masonry	N/A	Masonry remains as existing and is not affected by the works.
H1D6	Framing	Complies	Structural certification provided.
H1D7	Roof and wall cladding	N/A	Roof and wall cladding remains as existing and is not affected by the proposed works.
H1D8	Glazing	Capable of complying	Glazing certification provided.
H1D9	Earthquake areas	N/A	The property is not located in an earthquake area.
H1D10	Flood hazard areas	N/A	The property is not located in a flood hazard area.
H1D11	Attachment of framed decks and balconies to external walls of buildings using a waling plate	N/A	
H1D12	Piled footings	N/A	Footings remain as existing.
<b>Part H2 DAMP AND WEATHERPROOFING</b>			
H2D1	Deemed-to-Satisfy Provisions	Note	Note
H2D2	Drainage	N/A	Roof remains as existing. Site drainage remains unaltered.
H2D3	Footings and slabs	N/A	
H2D4	Masonry	N/A	
H2D5	Subfloor ventilation	N/A	There is no subfloor ventilation in the structure.
H2D6	Roof and wall cladding	Capable of Complying	



H2D7	Glazing	Capable of Complying	Glazing certification provided.
H2D8	External waterproofing	N/A	There is no external waterproofing forming part of the works. Therefore, this part of the National Construction Code is not applicable to this building.
<b>Part H3 FIRE SAFETY</b>			
H3D1	Deemed-to-Satisfy Provisions	Note	Note
H3D2	Fire hazard properties and non-combustible building elements	Note	Note
H3D3	Fire separation of external walls	Note	FRL on southern side wall 60/60/60.
H3D4	Fire protection of separating walls and floors	N/A	
H3D5	Fire separation of garage-top-dwellings	N/A	There are no garage-top-dwellings. Therefore, this part of the National Construction Code is not applicable to this building.
H3D6	Smoke alarms and evacuation lighting	N/A	Compliance Certificate received.
<b>PART H4 FRAMING</b>			
H4D1	Deemed-to-Satisfy Provisions	Note	Note
H4D2	Wet areas	Capable of Complying	Waterproofing certification provided.
H4D3	Materials and installation of wet area components and systems	Capable of Complying	
H4D4	Room heights	Complies	The heights are compliant as per the plans.
H4D5	Facilities	Complies	All facilities are shown on the plans and compliant.
H4D6	Light	Complies	Natural and artificial lighting is compliant.
H4D7	Ventilation	Complies	



H4D8	Sound insulation	N/A	
H4D9	Condensation management	Capable of complying	

#### **PART H5 SAFE MOVEMENT AND ACCESS**

H5D1	Deemed-to-Satisfy Provisions	Noter	Note
H5D2	Stairway and ramp construction	N/A	Unchanged.
H5D3	Barriers and handrails	N/A	

#### **PART NSW H6 ENERGY EFFICIENCY**

NSW H6D1	Deemed-to-Satisfy Provisions	Note	Note
NSW H6D2	Application of Part H6	Capable of Complying	

#### **PART H7 ANCILLARY PROVISIOS AND ADDITIONAL CONSTRUCTION REQUIREMENTS**

H7D1	Deemed-to-Satisfy provisions	Note	Note
H7D2	Swimming pools	N/A	
H7D3	Construction in alpine areas	N/A	
H7D4	Construction in bushfire prone areas	N/A	
H7D5	Heating appliances, fireplaces, chimneys and flues	N/A	



#### **4.0 CONCLUSION**

The primary purpose of this report is to identify the significant 2022 NCC compliance matters in comparison to the current Deemed-to-Satisfy provisions of the NCC, which are addressed in Section 3.0.

Based on the comments and assessment provided in Sections 3.0, the building is capable of achieving full compliance with the National Construction Code Volume Two NCC 2022 'Deemed to Satisfy Provisions'.

Sarah McManus  
McManus Building Consulting