

BUILDING CODE OF AUSTRALIA 2022 COMPLIANCE CAPABILITY REPORT

UNITS 10 AND 11, 1114 PITTWATER ROAD, COLLAROY

Prepared for: Mark Tooker
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1.0. DOCUMENT HISTORY AND DRAWING SCHEDULE

1.1. Document History

Date	Issue	Status	Prepared by	Reviewed by
19.03.2024	Issue 1.0	Final Version	Tim O'Reilly BDC 3184	Robin Howard BDC 0802
14.03.2024	Issue 0.1	Draft for Client Review	Tim O'Reilly BDC 3184	Robin Howard BDC 0802

1.2. Drawing Schedule

Drawing By	Project No.	Drawing No.	Drawing Title	Issue
4d	-	S001	Site Plan	-
4d	-	EX002	Existing floor plan	-
4d	-	D002	Demolition plan	-
4d	-	A002	Proposed floor plan	-

2.0. EXECUTIVE SUMMARY

The development being the subject of this report relates to the installation of a doorway within the bounding wall separating units 10 and 11.

This report has been prepared for Mark Tooker and will be used to assist in ensuring the proposal is **capable** of complying with the current BCA.

3.0. INTRODUCTION

3.1. Location and Description

The development being the subject of this Report is contained within units 10 and 11 of the building located at 1114 Pittwater Road, Collaroy.



The proposed development comprises the installation of a doorway within the bounding wall separating units 10 and 11.

3.2. Report Purpose

This Report has been prepared by Building Certificates Australia Pty Ltd as an indicative Building Code of Australia 2022 (BCA) compliance review of the proposed development. The assessment has been undertaken against the Deemed-To-Satisfy (DTS) provisions of the BCA relating to Parts C, D, E, F and G (as applicable) only. This review is provided to assist in ensuring the building is capable of complying with the BCA.

3.3. Basis of Report

This Report is based upon:

- A desktop review of the documentation submitted for assessment (refer to drawing schedule section 1.2); and
- The Deemed-to-Satisfy provisions of Parts C, D, E, F and G (as applicable) of the BCA.

3.4. Referenced Documents

The following documentation was relied upon when preparing this Report:

- The performance and deemed-to-satisfy provisions of the 2022 Building Code of Australia, Volume One (BCA) incorporating the NSW Appendices where applicable.
- Guide to the National Construction Code Volume 1.

3.5. Limitations and Exclusions

The limitations and exclusions of this Report are as follows:

- This Report is based on a review of the referenced documents only.
- No assessment has been undertaken with respect to the Disability Discrimination Act 1992 (DDA). Separate advice from an appropriately qualified access consultant should be obtained by the client to be satisfied that their obligations under the DDA have been addressed.

Please note that whilst the BCA specifies a minimum standard of compliance with AS1428.1 and Part D4 of the BCA for access and facilities for people with disabilities, compliance with such requirements may not necessarily preclude the possibility of a future complaint made under the Disability Discrimination Act 1992 (DDA). The DDA is a complaint-based legislation and is presently not identified by the State Building Codes and Regulations. In this regard the client should be satisfied that their obligations under the DDA have been addressed.

- This Report does not address issues in relation to the following:
 - a) The structural adequacy of the building including the Fire Resistance Levels (FRL's) of any existing building elements (unless specifically referred to).
 - b) The design, maintenance or operation of any existing electrical, mechanical, hydraulic or fire protection services.
 - c) Environmental Planning and Assessment Act and Regulations.
 - d) Local Government Act and Regulations.
 - e) Workplace Health and Safety Act and Regulations.
 - f) SafeWork requirements.
 - g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, RMS, Council and the like.
 - h) Disability Discrimination Act.
 - i) Construction Safety Act.

- j) Any previous conditions of Development Consent issued by the relevant Local Council.
- Building Certificates Australia Pty Ltd cannot guarantee acceptance of this Report by the Local Council, Fire and Rescue NSW or other approval authorities.
- No part of this document may be reproduced in any form or by any means without written permission from Building Certificates Australia Pty Ltd. This Report is based solely on client instructions, therefore, should not be used by any third party without prior knowledge of such instructions.

Compliance with the Building Code of Australia

The BCA is a performance-based document whereby compliance can be achieved by satisfying the Deemed-to-Satisfy (DtS) requirements, or by formulating a Performance Solution to address the relevant Performance Requirements (or a combination of both).

As specified above, the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 requires all new building work to comply with the relevant requirements of the BCA (as in force at the time the application for the CC is made). This means that the plans and documentation submitted with the CC application must demonstrate full compliance with the relevant provisions of the BCA.

3.6. Terminology

- *Building Code of Australia* - Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.
- *Fire-Resistance Level (FRL)* - means the grading periods in minutes tested in accordance with AS 1530.4-2005 for the following criteria -
 - (a) structural adequacy;
 - (b) integrity; and
 - (c) insulation,and expressed in that order (e.g. 90/90/90).
- *Fire Source Feature (FSF)* - the far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.
- *Open space* - means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.
- *Performance Requirements of the BCA* - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must achieve.

Compliance with the Performance Requirements can only be achieved by-
(a) complying with the Deemed-to-Satisfy Provisions; or

- (b) formulating an Alternative Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
 - (c) a combination of (a) and (b).
- *Sole Occupancy Unit (SOU)* - means 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.

5.0 FIRE SAFETY SCHEDULES

5.1 Proposed Fire Safety Schedule

The proposed works are not considered to have any direct impact on the existing fire safety measures contained within the building. As such, the existing Fire Safety Schedule will remain unaltered.

6.0 CONCLUSION

Based on our assessment as detailed in Appendix B of this Report, we believe the development can comply with the BCA without significant modification.

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APPENDIX A – FIRE RESISTANCE LEVELS

Table S5C11a: Type A construction: FRL of loadbearing parts of external walls

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180
3 m or more	90/60/30	120/60/30	180/120/90	240/180/90

Table S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	-/90/90	-/120/120	-/180/180	-/240/240
1.5 to less than 3 m	-/60/60	-/90/90	-/180/120	-/240/180
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

Column type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing</i>	90/-/-	120/-/-	180/-/-	240/-/-
<i>Non-loadbearing</i>	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11d: Type A construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing or non-loadbearing</i>	90/90/90	120/120/120	180/180/180	240/240/240

Table S5C11e: Type A construction: FRL of loadbearing internal walls

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Fire-resisting lift and stair shafts</i>	90/90/90	120/120/120	180/120/120	240/120/120
Bounding <i>public corridors</i> , public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-
Between or bounding <i>sole-occupancy units</i>	90/90/90	120/-/-	180/-/-	240/-/-
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

Table S5C11f: Type A construction: FRL of non-loadbearing internal walls

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Fire-resisting lift and stair shafts</i>	-/90/90	-/120/120	-120/120	-/120/120
Bounding <i>public corridors</i> , public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i>	-/60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	-/90/90	-/90/90	-/120/120	-/120/120

Table S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Building element	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other <i>loadbearing</i> internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60

S5C11 Type A fire-resisting construction — fire-resistance of building elements

(1) In a building required to be of Type A construction—

(a) each building element listed in Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e, S5C11f and S5C11g, and any beam or column incorporated in it, 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 Table S5C11g; or

(iii) if under S5C15 the roof is not required to comply with Table 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) be constructed from— (i) concrete; or

(ii) masonry; or

(iii) subject to (2), fire-protected timber; or

(iv) any combination of (i) to (iii); and

(d) the FRLs specified in Table S5C11c for an external column apply also to those parts of an internal column that face and are within 1.5 m of a window and are exposed through that window to a fire-source feature.

(2) For the purposes of (1)(c)(iii), fire-protected timber may be used, provided that—

(a) the building is—

(i) a separate building; or

(ii) a part of a building—

(A) which only occupies part of a storey, and is separated from the remaining part by a fire wall; or

(B) which is located above or below a part not containing fire-protected timber and the floor between the adjoining parts is provided with an FRL not less than that prescribed for a fire wall for the lower storey; and

(b) the building has an effective height of not more than 25 m; and

(c) the building has a sprinkler system (other than a FPAA101D or FPAA101H system) throughout complying with Specification 17; and

(d) any insulation installed in the cavity of the timber building element required to have an FRL is non-combustible; and

(e) cavity barriers are provided in accordance with Specification 9.

(3) For the purposes of Table S5C11a and Table S5C11b, external wall includes any column and other building element incorporated within it or other external building element.

S5C12 Type A fire-resisting construction — concessions for floors

A floor need not comply with Table S5C11g if—

- (a) it is laid directly on the ground; or
- (b) in a Class 2, 3, 5 or 9 building, the space below is not a storey, does not accommodate motor vehicles, is not a storage or work area, and is not used for any other ancillary purpose; or
- (c) it is a timber stage floor in a Class 9b building laid over a floor having the required FRL and the space below the stage is not used as a dressing room, store room, or the like; or
- (d) it is within a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building; or
- (e) it is an open-access floor (for the accommodation of electrical and electronic services and the like) above a floor with the required FRL.

S5C13 Type A fire-resisting construction — floor loading of Class 5 and 9b buildings: Concession

If a floor in a Class 5 or 9b building is designed for a live load not exceeding 3 kPa—

- (a) the floor next above (including floor beams) may have an FRL of 90/90/90; or
- (b) the roof, if that is next above (including roof beams), may have an FRL of 90/60/30.

S5C14 Type A fire-resisting construction — roof superimposed on concrete slab: Concession

A roof superimposed on a concrete slab roof need not comply with S5C11 as to fire-resisting construction if—

- (a) the superimposed roof and any construction between it and the concrete slab roof are non-combustible throughout; and
- (b) the concrete slab roof complies with Table S5C11g.

S5C15 Type A fire-resisting construction — roof: Concession

A roof need not comply with Table 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 storeys 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 spread of fire to the roof space of not less than 60 minutes.

S5C16 Type A fire-resisting construction — roof lights

If a roof is required to have an FRL or its covering is required to be non-combustible, roof lights or the like installed in that roof must—

- (a) have an aggregate area of not more than 20% of the roof surface; and
- (b) be not less than 3 m from—
 - (i) any boundary of the allotment other than the boundary with a road or public place; and
 - (ii) any part of the building which projects above the roof unless that part has the FRL required of a fire wall and any openings in that part of the wall for 6 m vertically above the roof light or the like are protected in accordance with C4D5; and
 - (iii) any roof light or the like in an adjoining sole-occupancy unit if the walls bounding the unit are required to have an FRL; and
 - (iv) any roof light or the like in an adjoining fire-separated section of the building; and
- (c) if a ceiling with a resistance to the incipient spread of fire is required, be installed in a way that will maintain the level of protection provided by the ceiling to the roof space.

S5C17 Type A fire-resisting construction — 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 internal walls other than fire walls and shaft walls may have—

- (a) in a Class 2 or 3 building: FRL 60/60/60; or
- (b) in a Class 5, 6, 7, 8 or 9 building—
 - (i) with rise in storeys exceeding 3: FRL 60/60/60; or
 - (ii) with rise in storeys not exceeding 3: no FRL.

S5C18 Type A fire-resisting construction — open spectator stands and indoor sports stadiums: Concession

In an open spectator stand or indoor sports stadium, the following building elements need not have the FRL specified in Tables S5C11a, S5C11b, S5C11c, S5C11e and S5C11g:

- (a) The roof if it is non-combustible.
- (b) Columns and loadbearing walls supporting only the roof if they are non-combustible.
- (c) Any non-loadbearing part of an external wall less than 3 m—
 - (i) from any fire-source feature to which it is exposed if it has an FRL of not less than –/60/60 and is non-combustible; or
 - (ii) from an external wall of another open spectator stand if it is non-combustible.

S5C19 Type A fire-resisting construction — carparks

(1) Notwithstanding S5C11, a carpark may comply with this clause if it is an open-deck carpark or is protected with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 and is—

- (a) a separate building; or
- (b) a part of a building—
 - (i) which only occupies part of a storey, and is separated from the remaining part by a fire wall; or
 - (ii) which is located above or below another classification, and the floor separating the classifications complies with C3D10; or
 - (iii) which is located above another Class 7 part of the building not used for carparking, and the floor separating the parts complies with Table S5C11g for a Class 7 part other than a carpark; or
 - (iv) which is located below another Class 7 part of the building not used for carparking, and the floor separating the parts complies with this clause.

(2) For the purposes of this clause, a carpark—

- (a) includes—
 - (i) an administration area associated with the functioning of the carpark; and
 - (ii) where the carpark is sprinklered, is associated with a Class 2 or 3 building and provides carparking for separate sole-occupancy units, each carparking area with an area not greater than 10% of its floor area for purposes ancillary to the sole-occupancy units; but
- (b) excludes—
 - (i) except for (a), any area of another classification, or other part of a Class 7 building not used for carparking; and a building or part of a building specifically intended for the parking of trucks, buses, vans and the like.

(3) For building elements in a carpark as described in (1) and (2), the following minimum FRLs are applicable:

- (a) External wall:
 - (i) Less than 3 m from a fire-source feature to which it is exposed:
 - (A) Loadbearing: 60/60/60.
 - (B) Non-loadbearing: –/60/60.
 - (ii) 3 m or more from a fire-source feature to which it is exposed: –/–/–.
- (b) Internal wall:
 - (i) Loadbearing, other than one supporting only the roof (not used for carparking): 60/–/–.
 - (ii) Supporting only the roof (not used for carparking): –/–/–.
 - (iii) Non-loadbearing: –/–/–.
- (c) Fire wall:
 - (i) From the direction used as a carpark: 60/60/60.
 - (ii) From the direction not used as a carpark: as required by Table S5C11d.
- (d) Columns:
 - (i) Supporting only the roof (not used for carparking) and 3 m or more from a fire-source feature to which it is exposed: –/–/–.
 - (ii) Steel column, other than one covered by (i) and one that does not support a part of a building that is not used as a carpark—
 - (A) 60/–/–; or
 - (B) an ESA/M of not greater than 26m²/tonne.
 - (iii) Any other column not covered by (i) or (ii): 60/–/–.
- (e) Beams:
 - (i) Steel floor beam in continuous contact with a concrete floor slab—
 - (A) 60/–/–; or
 - (B) an ESA/M of not greater than 30m²/tonne.
 - (ii) Any other beam: 60/–/–.
- (f) Fire-resisting lift and stair shaft (within the carpark only): 60/60/60.

- (g) Floor slab and vehicle ramp: 60/60/60.
(h) Roof (not used for carparking): -/-/-.

(4) For the purposes of sub-clause (3):

- (a) ESA/M means the ratio of exposed surface area to mass per unit length.
(b) Refer to Specification 17 for special requirements for a sprinkler system in a carpark complying with (3) and located within a multi-classified building.

S5C20 Type A fire-resisting construction — Class 2 and 3 buildings: Concession

(1) In a Class 2 or 3 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) common walls; and
(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, except shafts used for the discharge of hot products of combustion; 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 timber framing or non-combustible material in accordance with (a) and (b).

(2) A Class 2 or 3 building having a rise in storeys of not more than 4 may have the top three storeys constructed in accordance with (1) provided—

- (a) the lowest storey is used solely for the purpose of parking motor vehicles or for some other ancillary purpose; and
(b) the lowest storey is constructed of concrete or masonry including the floor between it and the Class 2 or 3 part of the building above; and
(c) the lowest storey and the storey above are separated by construction having an FRL of not less than 90/90/90 with no openings or penetrations that would reduce the fire-resisting performance of that construction except that a doorway in that construction may be protected by a -/60/30 self-closing fire door.

(3) In a Class 2 or 3 building complying with (1) or (2) and fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17, any FRL criterion prescribed in Tables S5C11a, S5C11d, S5C11e, S5C11f and S5C11g—

- (a) for any floor and any loadbearing wall, may be reduced to 60, except any FRL criterion of 90 for an external wall must be maintained when tested from the outside; and
(b) for any non-loadbearing internal wall, need not apply if—
(i) it is lined on each side with 13 mm standard grade plasterboard or similar non-combustible material; and
(ii) it extends—
(A) to the underside of the floor next above; or
(B) to the underside of a ceiling with a resistance to the incipient spread of fire of 60 minutes; or
(C) to the underside of a non-combustible roof covering; and
(iii) any insulation installed in the cavity of the wall is non-combustible; and
(iv) any construction joint, space or the like between the top of the wall and the floor, ceiling or roof is smoke sealed with intumescent putty or other suitable material; and
(v) any doorway in the wall is protected by a self-closing, tight fitting, solid core door not less than 35 mm thick.

APPENDIX B: BCA REQUIREMENTS - CLAUSE BY CLAUSE ASSESSMENT

An indicative compliance assessment of the referenced documents identified in section 1.2 of this report has been undertaken against the Deemed-to-Satisfy Provisions of the Building Code of Australia 2022.

In the table below is a summary of the Deemed-to-Satisfy Provisions of the BCA as relevant to the proposal. All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause.

The abbreviations outlined below have been used in the following tables:

N/A	The Deemed-to-Satisfy clause does not apply to the subject Building.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been demonstrated by the proposed design and existing building features.
CRA	'Compliance Readily Achievable'. It is considered that the level of detail included in the DA documentation will not determine strict compliance with the individual BCA clause requirement. Further detailed documentation can be submitted as part of the Construction Certificate application, demonstrating compliance with the requirement of the BCA. Where this abbreviation is used, demonstrating BCA compliance is not expected to fundamentally change the DA approved building design.
FI	Further information is necessary to determine the compliance potential of the building design.
PS	Preparation of a Performance Solution with respect to this Deemed-To-Satisfy Provision is possible to satisfy the relevant BCA Performance Requirements.
DNC	Does Not Comply.
DTS	Deemed-To-Satisfy provisions as defined by the Building Code of Australia 2022.

BCA 2022 Relevant Clause Assessment

Clause	Description	Status	Comments
SECTION C – FIRE RESISTANCE			
Part C2 – Fire Resistance and Stability			
C2D2	Type of construction required	Noted	The building is considered to be Type A Construction
C2D4	Buildings of multiple Classification	Noted	Type A construction is applicable to the whole building.
Part C4 – Protection of Openings			
C4D6	Doorways in fire walls	CRA	<p>All fire doors are to comply with the requirements of this Clause. This means ensuring an FRL consistent with the wall in which the door sits is achieved, however the insulation level may be reduced to 30mins.</p> <p>For a building of type A construction, the wall in which the doorway is proposed, is required the have a FRL of</p> <p>90/90/90 – loadbearing, or -/60/60 – non-loadbearing</p>
SECTION D – ACCESS AND EGRESS			
Part D2 – Provision for Escape			
Clause	Description	Status	Comments
NSW D2D9	Width of doorways in exits or paths of travel to an exit	CRA	A doorway is required to achieve the unobstructed width of minimum 750mm