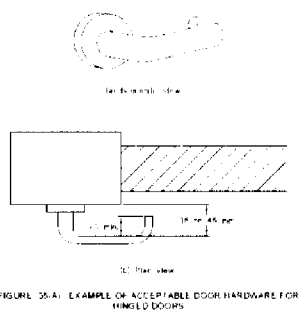
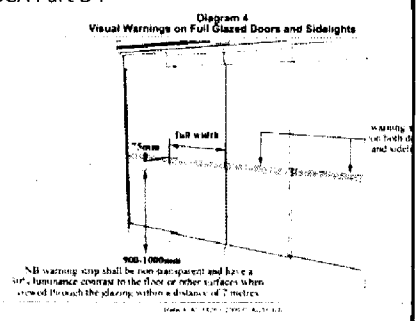
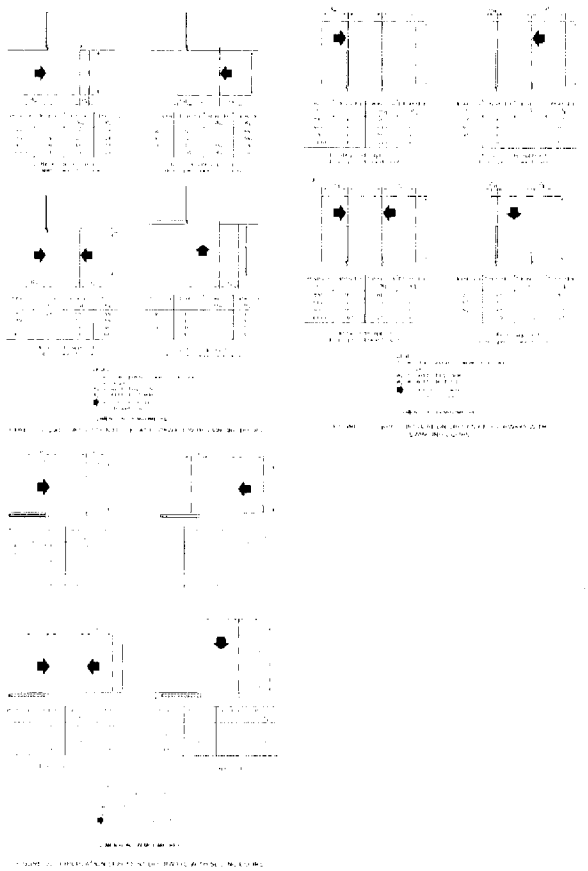
BCA COMPLIANCE DESIGN VERIFICATION

INTENTION FOR NEW BUILDING WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC) 2022

Tenancy and Street Number:	47
Street Name:	North Steyne
Suburb and Postcode:	Manly 2095
Description of Works:	**Internal Building Alterations to the Existing Building**

	REQUIREMENTS ➢ **All new building works to comply** ➢ **Affected Part upgrades to existing building parts may apply under Access to Premises Standards** ➢ **SEPP upgrades may apply to existing building parts where works area is over 500m²**	**DTS SPECIFICATION BCA 2022** **(Unless covered by an alternative solution report demonstrating compliance with the BCA performance requirements)**	**Complies**	
			Yes	**N/A**
1.	New floor linings and coverings, wall linings and ceiling linings, and air handling ductwork must achieve the requisite fire hazard properties	BCA C2D11 and Spec 5	☑	☐
2.	Any new services penetrating elements required to possess a FRL including the floor slabs, walls, shafts, etc. will be protected in accordance with Clause C3.12, C3.13 and C3.15 and Specification C3.15	BCA C4D15 and Spec 13	☐	☑
3.	Maximum travel distances to exits, and between alternative exits, from the farthest point on the floor to be within distances specified: • 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; and • in a Class 5 or 6 building, the distance to a single *exit* serving a *storey* at the level of access to a road or *open space* may be increased to 30 m. • maximum distance between exits must not exceed 60m • alternative paths of travel must not converge such that they become less than 6 m apart.	Travel Distances must comply with BCA D2D5 and D2D6 (unless a performance solution accompanies the CDC application)	☑	☐
4.	In a *required exit* or path of travel to an *exit*— • the unobstructed height throughout to be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and • the unobstructed width of each *exit* or path of travel to an *exit*, except for doorways, to be not less than 1 m (greater for over 100 persons)	BCA D2D7	☑	☐
5.	All door hardware, fail safe devices and latch operation must result in a door in a required exit, forming part of a required exit or in the path of travel to a required exit, being readily openable without a key from the side that faces a person seeking egress, by 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 D3— • be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and • 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** • a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; and • where the latch operation device referred to in (ii) is not located on the door leaf itself—	BCA DD3D24 and BCA D3D26 	☐	☑

	REQUIREMENTS ➢ **All new building works to comply** ➢ **Affected Part upgrades to existing building parts may apply under Access to Premises Standards** ➢ **SEPP upgrades may apply to existing building parts where works area is over 500m²**	**DTS SPECIFICATION BCA 2022** **(Unless covered by an alternative solution report demonstrating compliance with the BCA performance requirements)**	**Complies**	
			Yes	**N/A**
	• manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located— not less than 500 mm from an internal corner; and for a hinged door, between 1 m and 2 m from the door leaf in any position; and for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.			
6.	The installation, modification or extension to any of the following essential services will be reflective of plans and specification prepared by a *Competent Fire Safety Practitioner*(s) (CFSP): • Design of Hydraulic fire safety system/s within the meaning of the EP&A Regulation (Fire Hydrants, Fire Hose Reels, Sprinkler Systems (including wall wetting sprinkler or drenchers systems), or any type of automatic fire suppression system of a hydraulic nature). • Design of Fire Detection and Alarm system/s • Design of Mechanical ducted smoke control system/s • Fire Safety Engineering Performance Solutions *Certain building work on fire safety systems may be exempt from compliance with the BCA standards (Clause 74 of the Regulations). A person may lodge with the certifying authority an objection that compliance with any specified provision of the Building Code of Australia that relates to the operational performance of a relevant fire safety system is unreasonable or unnecessary in the circumstances of the case.*	BCA referenced Australian Standards for Relevant Fire Safety Systems are per below: • *AS2419.1-2021* - Fire hydrant installations — System design, installation and commissioning (incorporating amendment 1) • *AS2441*- 2005 - Installation of fire hose reels (incorporating amendment 1) • *AS 1670.1-2018* - Fire detection, warning, control and intercom systems – System design, installation and commissioning – Fire • *AS 1670.3-2018* - Fire detection, warning, control and intercom systems – System design, installation and commissioning – Fire alarm monitoring • *AS 1670.4-2018* - Fire detection, warning, control and intercom systems – System design, installation and commissioning – Emergency warning and intercom systems • *AS 2118.1-2017* - Automatic fire sprinkler systems – General systems (incorporating amendment 1) • *AS1668.1-2015* - The use of ventilation and air conditioning in buildings — Fire and smoke control in buildings (incorporating amendment 1)	☐	☑
7.	All new glazing to comply with AS1288-2021, AS1170, AS1428.1-2009	BCA B1P3) BCA Part D4 	☐	☑
8.	All parts of the new works will be accessible, including new ramps, stairs, handrails, circulation spaces, flooring: Accessways to have— • passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and • turning spaces complying with AS 1428.1— ▪ within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and ▪ at maximum 20 m intervals along the accessway; and	BCA Part D4 and AS 1428.1-2009	☐	☑

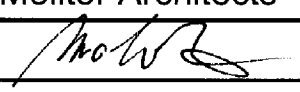
	REQUIREMENTS ➢ All new building works to comply ➢ Affected Part upgrades to existing building parts may apply under Access to Premises Standards ➢ SEPP upgrades may apply to existing building parts where works area is over 500m²	**DTS SPECIFICATION BCA 2022** (Unless covered by an alternative solution report demonstrating compliance with the BCA performance requirements)	**Complies**	
			Yes	**N/A**
				
9.	The construction of any new Electrical Distribution Boards will be in an enclosure bounded by a non-combustible or fire protective covering, and smoke seals provided around the perimeter of the enclosure doors	BCA D3D8	☐	☑
10.	New Artificial lighting will be installed throughout the new parts of development in accordance with AS 1680.0. New Artificial lighting must be installed in accordance with BCA clause J6.2 Interior artificial lighting & power control must be installed in accordance with BCA clause J6.3	BCA F6D5 – Artificial Lighting BCA Section J7 – Energy Efficiency	☑	☐
11.	All new rooms and spaces must be suitably ventilated The air-conditioning and ventilations systems will be designed and installed in accordance with AS1668.2-2012 & Part J5	BCA F6D6 – Ventilation of Rooms BCA Section J6 – Energy Efficiency	☐	☑
12.	**If the area of works is over 500m²** the SEPP (Exempt and Complying Development) upgrades will apply. This involves a re-assessment of existing toilet numbers and types (ambulant and accessible facilities must be brought up to current BCA), Light and ventilation and safe access and egress from the building.	BCA Performance requirements: D1P2 Safe movement to and within a building, D3D17 Fall prevention barriers D1P4 Exits D1P5 Fire-isolated exits F4P1 Personal hygiene facilities F4P5 Construction of sanitary compartments to allow removal of unconscious people F4P6 Microbial control for water systems F6F1 Natural lighting, F6F2 Artificial lighting, F6P3 Outdoor air supply,	☐	☑

	REQUIREMENTS ➢ All new building works to comply ➢ Affected Part upgrades to existing building parts may apply under Access to Premises Standards ➢ SEPP upgrades may apply to existing building parts where works area is over 500m²	DTS SPECIFICATION BCA 2019 (Unless covered by an alternative solution report demonstrating compliance with the BCA performance requirements)	Complies	
			Yes	N/A
		F6P4 Mechanical ventilation to control odours and contaminants, F6P5 Disposal of contaminated air		

I, the undersigned, confirm that the proposed works are designed, and will be constructed, in accordance with the above relevant BCA requirements, by appropriately qualified persons who have:

- Appropriate current professional indemnity insurance (taken up by the designer or employer as appropriate) to the satisfaction of the building owner or the principal authorizing the design work; and,
- Relevant professional experience in the area of design work being certified.

I also confirm that all necessary evidence, certificates and documentation required to demonstrate compliance with the BCA and CDC consent conditions will be forwarded to BCA Pty Ltd prior to the commencement of the relevant work and/or the issue of the Occupation Certificate, as relevant.

Name:	Ruzena Molitorova		
Position:	Architect		
Qualifications to sign:	Registered Architect Reg. No. 10695		
Company:	Molitor Architects		
Signature:		**Date:**	7.02.2024