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BUILDING CODE OF AUSTRALIA & ACCESS (PART D3)

COMPLIANCE ASSESSMENT REPORT FOR DA SUBMISSION

PROPOSED VETERINARY CLINIC – FIT-OUT

16 MYOORA ROAD, TERRY HILLS

DATE ► 26 SEPTEMBER 2019

REPORT NO. ► 9267 Rev 02

PREPARED FOR ► Cyclo Construction & Fitout

PREPARED BY ► AE&D



AE&D Pty Ltd **A:** Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands **A:** Unit 10, 19 Lyell Street, Mittagong NSW 2575
Sutherland Shire **A:** Suite 20, Level 1 Regus, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 **E:** admin@aedconsulting.com.au
W: www.aedconsulting.com.au **ABN:** 15 149 587 495

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1.0 EXECUTIVE SUMMARY AND RECOMMENDATIONS

This report provides a Building Code of Australia (BCA) 2019 inclusive of Part D3 (Access) assessment of the proposed veterinary clinic, to be located at 16 Myoora Rd, Terry Hills.

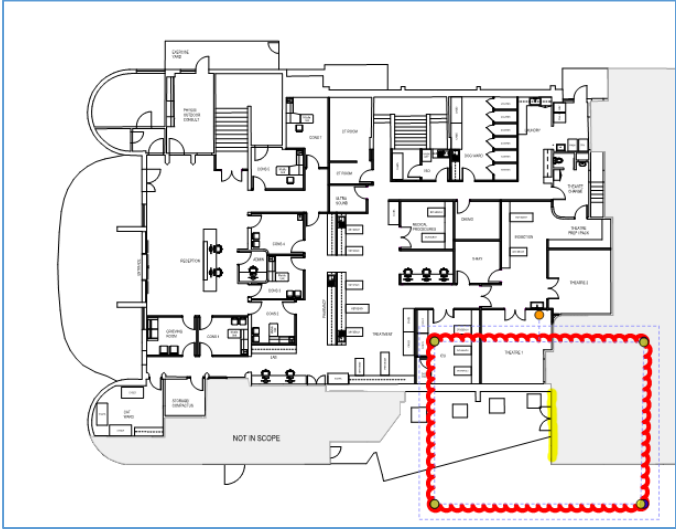
The proposal involves the proposed fit-out of part of the existing building which is currently used as a club (assembly building) premises.

This report provides a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations in respect to the fit-out of the veterinary clinic only (Class 6) and does not consider BCA compliance of the club (Class 9b) part of the building.

1.1 Recommendations

The following is a list of Deemed-to-Satisfy Provisions that should be addressed either by design amendments, additional information **OR** by way of an Alternative Solution:

BCA Clause	Deemed-to-Satisfy Provision to be addressed
C1.1 Type of Construction Required	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> A fire wall complying with BCA C2.7 is to be provided between the proposed veterinary clinic and existing club achieving a minimum FRL 180/180/180. Existing external wall located between 3 to less than 9m from the northern and southern side boundaries must be certified by a structural engineer as achieving an FRL 180/90/60.. Existing external wall located between 9 to less than 18m from the northern and southern side boundaries must be certified by a structural engineer as achieving an FRL 180/60/-. Any loadbearing internal walls on ground floor must be certified by a structural engineer as achieving an FRL 180/-/-. <p>Alternatively, any reduction in FRLs must be rationised under a fire engineered solution.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification (and structural details).</i></p>
C2.7 Separation by Fire Walls	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> The fire between the Class 6 and Class 9b does not appear to extend from the ground through all storeys to the underside of the roof as part of the first floor Class 9b is located over part of the ground floor theatre areas. <p>This is to be confirmed as it has implications of the resulting Type of construction, i.e. Type B or C.</p> <ul style="list-style-type: none"> If Type B, the proposed veterinary clinic (Class 6) may only be treated as a separate fire compartment to the existing club (Class 9b) where it can be demonstrated on the basis that a fire wall (internal wall) on the ground floor is extended to the underside of the existing slab achieving a minimum FRL 180/180/180. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C2.8 Separation of Classifications in the	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> The proposed Class 6 veterinary clinic and existing Class 9b club are required to be separated by on both levels by a fire wall achieving a

BCA Clause	Deemed-to-Satisfy Provision to be addressed
same storey	<p>minimum FRL 180/180/180.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>C3.3</p> <p>Separation of external walls and associated openings in different fire compartments</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> The external wall and door openings in the adjoining fire compartment (i.e. club entry) are to comply with the requirements of this clause.  <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
<p>D1.13</p> <p>Number of Persons Accommodated</p>	<p><u>Compliance Issues:</u></p> <p>Proposed staffing numbers are to be provided to accurately determine population numbers for the proposed veterinary clinic.</p>
<p>D2.8</p> <p>Enclosure of Space Under Stairs and ramps</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> Any enclosure beneath non-fire isolated stairway for storage must be enclosed in 60 minute fire rated construction and any doorway fitted with -/60/30 self-closing fire door. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>D2.20</p> <p>Swinging Doors</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> The exit swing door at the front entrance of the building serving as a required exit is to swing in the direction of egress. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
<p>D3.1</p> <p>General building access requirements</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> A passenger lift is not detailed to provide access to and within all parts of Level 1 normally used by the occupants. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>

BCA Clause	Deemed-to-Satisfy Provision to be addressed
<p>D3.2</p> <p>Access to buildings</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> ▪ RL's to be nominated on the plan to demonstrate access from the main pedestrian entry at Myoora Road and from the accessible carspace can be achieved by either walkways or ramps to the common room and Rooms and 4 & 5 complying with BCA D3.3 ▪ A ramp complying with D3.3 is to be provided at the front entry due to the change in level from the carpark to entry doors. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>D3.3</p> <p>Parts of the building required to be accessible</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> • Handrails with extensions are not detailed to both sides of the internal non-fire isolated stairways complying with Clause 11 & 12 of AS 1428.1-2009. • A ramp is to be provided at the building entry complying with Clause 10 of AS 1428.1-2009. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
<p>D3.5</p> <p>Carparking</p>	<p><u>Compliance Issues:</u></p> <p>A minimum of 1 accessible carparking space must be provided per Table D3.5 in a carparking area on the same allotment in accordance with AS/NZS 2890.6-2009.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>E1.3</p> <p>Fire Hydrants</p>	<p>A hydrant system must be provided to serve this building as it has a floor area of greater than 500m².</p> <p>The fire hydrant system must be installed in accordance with AS2419.1 -2005.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> • If street hydrant is proposed to be used it must be demonstrated to provide required flow pressures and coverage to all areas of the building complying with AS 2419-2005. It is AED's opinion that reliance on a street hydrant is unlikely given the setback of the exiting building from the road. • If a pump set is required to achieve hydrant flow and pressure requirements or internal hydrant to satisfy coverage, a fire hydrant booster assembly shall be provided and located in accordance with Clause 7.3 of AS 2419.1-2005. • A hydrant pump room may be required in accordance with Clause 6.4 of AS 2419.1 (2005) dependent on mains pressure. The pump room can be located externally or internally. If located within the building the pump room shall have a door opening to a road or open space, or a door opening to a fire isolated passageway or stair which leads to road or open space. • A fire brigade booster assembly is not detailed on plan which may be required if internal fire hydrants are installed; external onsite fire hydrants are installed more than 20m from a fire brigade pumping device; and/or a pumpset is installed as specified in Clause 7.2. of AS 2419.1-2005. • The booster assembly must comply with Clause 7.3 of AS 2419.1-2005 including: <ul style="list-style-type: none"> ○ Be operable by fire brigade appliances located within 8m. ○ If within, or affixed to the external wall of the building, the booster shall be

BCA Clause	Deemed-to-Satisfy Provision to be addressed
	<p>(i) within sight of the main entrance to the building; and</p> <p>(ii) separated from the building by a construction with a fire resistance rating on not less than FRL 90/90/90 for a distance of not less than 2m each side of and 3m above the upper hose connections of the booster assembly.</p> <ul style="list-style-type: none"> ○ If remote from the building, the booster shall be : <ul style="list-style-type: none"> (i) at the boundary of the site or within the sight of the main entrance of the building, (ii) adjacent to the principal vehicular access to the site; and (iii) located not less than 10m from the external wall of the building being served. • External fire hydrants (not detailed on plan) shall be in a position not less than 10m from the building it is protecting unless safeguarded by construction: <ul style="list-style-type: none"> ○ Having an FRL not less than 90/90/90; ○ Extending 2m either side of the fire hydrant outlet; ○ Extending not less than 3m above the ground adjacent to the fire hydrant or the height of the building, whichever is the lessor? • External fire hydrant/s shall not be in a position less than 10m from any high voltage main electrical distribution boards, or from liquefied petroleum gas and other combustible storage/ <p><i>CC plans to demonstrate BCA DTS compliance. Where DTS compliance cannot be achieved a performance based solution by a fire engineer will be required.</i></p> <p><i>Hydraulic engineer to provide design on hydrant system detailing compliant flow, pressure and coverage requirements applicable to the abovementioned requirements.</i></p>
<p>E1.4</p> <p>Fire Hose Reels</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> • Fire hose reel system in the Building 1 is not detailed per the requirements of AS 2441-2005. <p><i>CC plans to demonstrate BCA DTS compliance. Where DTS compliance cannot be achieved a performance based solution by a fire engineer will be required.</i></p>
<p>F2.3</p> <p>Facilities for Class 3 to 9 Buildings</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> • Refer to D1.13. Sanitary facilities are to be detailed on both Ground and Level 1 floor plans and submitted to AED for further assessment. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>F2.4</p> <p>Facilities for People with Disabilities</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> • An accessible sanitary facility complying with AS 1428.1-2009 is not detailed on either Ground or Level 1, where one is required for each level. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
<p>Section J (overall)</p>	<p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> • An experienced energy consultant is required to by a report detailing energy efficiency requirements to be incorporated into the CC plans demonstrating BCA compliance.

2.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2019 inclusive of Part D3 (Access) assessment of the proposed veterinary clinic, to be located at 16 Myoora Rd, Terry Hills.

The proposal involves the proposed fit-out of part of the existing building which is currently used as a club (assembly building) premises.

This report provides a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations in respect to the fit-out of the veterinary clinic only (Class 6) and does not consider BCA compliance of the club (Class 9b) part of the building.

2.1 Basis of Report

The key basis of this report is to address compliance with the Building Code of Australia (BCA) 2019. The scope of services is limited to Sections C – “Fire Resistance”, Section D – “Access & Egress”, Section E – “Services & Equipment”, Section F “Health and Amenity” and Section J “Energy Efficiency”

This report is based on a desktop assessment of the proposed plans, with specific reference to the following:

- Architectural plans prepared by Cyclo Constructions & Fitout - Drawing Numbers:

Drawing Number	Revision	Dated	Drawing Title
A01	B	29.03.19	Proposed Layout Ground
A103	A	10.04.19	Ground Floor
A104	A	10.04.19	Level 1

- The Building Code of Australia 2019 prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- AED inspection of premises on 02 May 2019.

2.2 Purpose of the Report

The purpose of this report is to assess the following:

- Assessment under the current Building Code of Australia 2019 and list any departures from the BCA 2019.
- Provide recommendations to address identified non-compliances, and/or identify potential alternative solutions

2.3 Limitations of the Report

This report does not assess the following:

- BCA compliance assessment of any other parts of the building in the cub premises other than detailed on the referenced plan.
- Any Clause 94 upgrade recommendations.
- Access and facilities for people with disabilities is addressed however compliance with Disability Discrimination Act 1992 (DDA) is outside the scope of this report. It should be noted that BCA compliance does not necessarily meet the requirements of the Disability Discrimination Act (DDA).
- Reporting on hazardous materials, OH&S 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, including stormwater
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- 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.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out
- BCA 2019 does not directly specify slip-resistance classification(s) for all *accessible paths of travel*; however, we highlight the need under AS 1428.1-2009 for all *accessible paths of travel* to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

3.0 BCA ASSESSMENT DATA

The following data is provided in respect to review of the building under the Building Code of Australia 2019 in respect to the compliance assessment of the proposed veterinary clinic, to be located at 16 Myoora Rd, Terry Hills.

BCA Building Classifications:	6 (Veterinary Clinic) & 9b (Assembly Building – existing not forming part of this assessment).
Building rise in storeys:	2 (determined in accordance with C1.2 of the BCA).
Type of Construction:	B (determined in accordance with C1.1 & C1.3 of the BCA)
General Floor area limitations:	3000m ² /180000m ³
Effective Height (m):	<12m
Climate Zone (Thermal Design)	5 (determined in accordance with Figure A1.1)

3.1 Location of Fire Source features

The potential *fire source features* to be considered for this building are the external wall of another building on the allotment which is not a Class 10 building, the side or rear of the allotment boundary or the far side of the road.

In this instance the following setbacks of the existing building are located greater than 3m any fire source feature.

3.2 Summary of Fire Services Required

Summarised below are also the likely fire services required for the building:

- Fire hydrants are required to serve the building and be provided in accordance with BCA E1.3 and AS 2419.1-2005.
- A fire hose reel system complying with BCA E1.4 and AS 2441-2005 must be provided to serve the proposed veterinary clinic.

- An emergency lighting system must be installed throughout the basement carpark in accordance with BCA E4.2 of the BCA and AS 2293.1-2005.
- Exit signs must be installed throughout the basement carpark in accordance with BCA E4.5 & E4.8 and AS 2293.1-2005.

4.0 BCA ASSESSMENT SUMMARY

The following table details the BCA compliance of the assessed design.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
SPECIFICATION A1.1					
FIRE PROTECTED TIMBER					
Specification A1.1 has been introduced to allow fire-protective timber construction utilising a non-combustible fire protective covering for buildings not exceeding 25m which are sprinkler protected.					
2.1 General requirements			X		Not applicable.
2.2 Massive Timber			X		Not applicable.
SECTION B					
STRUCTURE					
Part B1: Structural Provisions				X	<ul style="list-style-type: none"> Structural engineer to provide structural drawings/details and accompanying structural design certificate to demonstrate that all building elements will comply with Section B of the BCA. Glazing must comply with AS1288-2006 and AS2047-2014. If the building is in a flood hazard area it is required to comply with BCA clause B1.6. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification (and structural details)</i></p>
SECTION C					
FIRE RESISTANCE					
Part C1					
Fire Resistance & Stability					
C1.1 Type of Construction Required				X	<p>Refer to Spec C1.1 and Attachment B for Schedule of FRLs for Type C Construction. These are to be certified by the architect and structural engineer as having been met, based on the proposed design where required.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> A fire wall complying with BCA C2.7 is to be provided between the proposed veterinary clinic and existing club achieving a minimum FRL 180/180/180. Existing external wall located between 3 to less than 9m from the northern and southern side boundaries must be certified by a

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>structural engineer as achieving an FRL 180/90/60..</p> <ul style="list-style-type: none"> Existing external wall located between 9 to less than 18m from the northern and southern side boundaries must be certified by a structural engineer as achieving an FRL 180/60/-. Any loadbearing internal walls on ground floor must be certified by a structural engineer as achieving an FRL 180/-/-. <p>Alternatively, any reduction in FRLs must be rationalised under a fire engineered solution.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification (and structural details).</i></p>
C1.2 Calculation of Rise In Storeys			X		This building has a RIS of 2.
C1.3 Buildings of Multiple Classifications			X		In a building of multiple classifications, the type of construction required for the building is the most fire resisting Type resulting from the application of Table C1.1 on the basis that the classification applying to the top storey applies to all storeys.
C1.4 Mixed Types of Construction			X		<p>A building may be of mixed Types of construction where it is separated in accordance with C2.7 and the type of construction is determined in accordance with C1.1 or C1.3.</p> <p>This will apply to this building as it has been assumed that the proposed veterinary clinic (Class 5) will be separated from the existing club (Class 9b) in accordance with C2.7.</p>
C1.5 Two Storey Class 2, 3 or 9c buildings			X		Not applicable.
C1.6 Class 4 Parts			X		Not applicable – there is no Class 4 part proposed within the veterinary clinic.
C1.7 Open Spectator Stands			X		Not applicable.
C1.8 Lightweight Construction			X		<p>Where it is proposed to use <i>lightweight construction</i> (within the meaning of the BCA) this must comply with Specification C1.8 if it is used in a wall system—</p> <p>(i) that is required to have an FRL; or</p> <p>(ii) for a lift shaft, stair shaft or service shaft or an</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>external wall bounding a public corridor including a non fire-isolated passageway or non fire-isolated ramp.</p> <p>If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if —</p> <p>(i) 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</p> <p>(ii) 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.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C1.9 Non - combustible building elements			X		Not applicable.
C1.10 Fire Hazard Properties				X	<p>(a) The fire hazard properties of the following internal linings, materials and assemblies must comply with Specification C1.10 by way of test reports / certificates provided from a <i>registered testing authority</i> (within the meaning of the BCA):</p> <p>(i) Floor linings and floor coverings.</p> <p>(ii) Wall linings and ceiling linings.</p> <p>(iii) Air-handling ductwork.</p> <p>(iv) Lift cars.</p> <p>(vii) Sarking type materials.</p> <p>(viii) Attachments to floors, ceilings, internal walls and the internal linings of external walls.</p> <p>(ix) Other materials including insulation materials other than sarking type materials.</p> <p>(b) NSW: Paint or fire -retardant coatings must not be used in order to make a material comply with the required fire hazard property, except in respect to a material referred to in NSW Specifications C1.10, NSW Table 4 and to which Notes 4 and 5 are applicable.</p> <p>(c) The requirements of (a) do not apply to a material or assembly if it is –</p> <p>(i) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or</p> <p>(ii) a fire protective covering; or</p> <p>(i) a timber framed window; or</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<ul style="list-style-type: none"> (ii) a solid timber handrail or skirting; or (iii) a timber-faced door; or (iv) an electrical switch, socket-outlet, cover plate or the like; or (v) a material used – (A) a roof insulating material applied in continuous contact with a substrate; or (B) an adhesive; or (C) a damp-proof course, flashing, caulking, sealing, ground moisture barrier or the like; or (vi) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or (vii) a clear or translucent roof light of glass fibre-reinforced polyester if – (A) the roof in which is installed forms part of a single storey building required to be Type C construction; and (B) the material is used as part of the roof covering; and (C) it is no closer than 1.5m from another roof light of the same type; and (D) each roof light is not more than 14m² in area; and (E) the area of the roof lights per 70m² of roof surface is not more than 14m² in area; or (viii) a face plate or neck adaptor of supply and return air outlets of an air handling system; or (ix) a face plate or diffuser plate of light fitting and emergency exit signs and associated electrical wiring and electrical components; or (x) a joinery unit, cupboard, shelving or the like; or (xi) NSW: an attached non-building fixture and fitting such as – (A) A curtain, blind, or similar décor, other than- (aa) a proscenium curtain required by Specification H1.3; or (bb) in a Class 9b building used as an entertainment venue, a material that is regulated under NSW Table 4; and (B) A whiteboard, window treatment or the like; or (xii) Timber treads, risers, landings and associated supporting framework installed in accordance with D2.25 where the Spread-of-Flame Index and the Smoke-Developed Index of the timber does not exceed 9 and respectively; or (xiii) Any other material that does not significantly increase the hazards of the fire. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C1.11 Performance of External Walls in Fire			X		Not applicable.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
C1.12 Combustible materials			X		Deleted.
C1.13 Fire protected timber: concession			X		Not applicable.
C1.14 Ancillary elements			X		Not applicable to Type C development.
Part C2 Compartmentation & Separation					
C2.2 General Floor Area & Volume Limitations	X				The size of the fire compartment on the proposed veterinary clinic does not exceed 3000m ² and 18 000m ³ for Type C construction.
C2.3 Large Isolated Buildings			X		Not applicable.
C2.4 Requirements for Open Space			X		Not applicable.
C2.5 Class 9a & 9c Buildings			X		Not applicable.
C2.6 Vertical Separation of openings in external walls			X		Not applicable as building is not Type A construction.
C2.7 Separation by Fire Walls				X	(a) Construction – a fire wall must be constructed in accordance with the following: <ul style="list-style-type: none"> (i) The fire wall has the relevant FRL prescribed by Specification C1.1 for each of the adjoining parts, and if these are different, the greater FRL; except where Tables 3.9, 4.2 5.2 of Specification C1.1 permit a lower FRL on the carpark side. (ii) Any openings in the fire wall must not reduce the FRL required by Specification C1.1 for the fire wall, except where permitted by the Deemed-to-Satisfy Provisions of Part C3. (iii) Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or

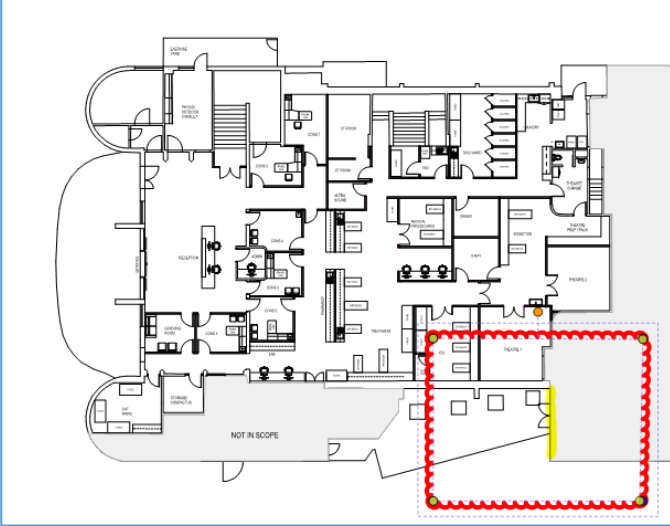
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>sarking-type material, must not pass through or cross the fire wall unless the required fire resisting performance of the fire wall is maintained.</p> <p>(b) Separation of buildings – a part of a building separated from the remainder of the building by a fire wall may be treated as a separate building for the DTS provisions of Sections C, D & E if it is constructed in accordance with (a) and the following:</p> <p>(i) The fire wall extends through all storeys and spaces in the nature of storeys that are common to that part and any adjoining part of the building.</p> <p>(ii) The fire wall is carried through to the underside of the roof covering.</p> <p>(iii) Where the roof of one of the adjoining parts is lower than the roof of the other part, the fire wall extends to the underside of –</p> <p>(A) The covering of the higher roof, or not less than 6m above the covering of the lower roof; or</p> <p>(B) The lower roof if it has an FRL not less than that of a fire wall and no openings closer than 3m to any wall above the lower roof; or</p> <p>(C) The lower roof if its covering is non combustible and the lower part has a sprinkler system (other than a FPAA101D or FPAA101H system complying with Specification E1.5.</p> <p>(c) Separation of fire compartments – a part of a building separated from the remainder of the building by a fire wall may be treated as a separate fire compartment if it is constructed in accordance with (a) and the fire wall extends to the underside of –</p> <p>(i) A floor having an FRL required for a fire wall; or</p> <p>(ii) The roof covering.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> The fire between the Class 6 and Class 9b does not appear to extend from the ground through all storeys to the underside of the roof as part of the first floor Class 9b is located over part of the ground floor theatre areas. <p>This is to be confirmed as it has implications of the resulting Type of construction, i.e. Type B or C.</p> <ul style="list-style-type: none"> If Type B, the proposed veterinary clinic (Class 6) may only be treated as a separate fire compartment to the existing club (Class 9b) where it can be demonstrated on the basis that a fire wall (internal wall) on the

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					<p>ground floor is extended to the underside of the existing slab achieving a minimum FRL 180/180/180.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>C2.8</p> <p>Separation of Classifications in the same storey</p>				X	<p>In a building containing different classifications located alongside one other in the same storey -</p> <p>(a) each building element in that storey must have the higher FRL prescribed in Specification C1.1 for that element for the classifications concerned; or</p> <p>(b) the parts must be separated in that storey by a fire wall having –</p> <p>(i) the higher FRL prescribed in Table 3 or 4; or</p> <p>(ii) the FRL prescribed in Table 5, Specification C1.1, for that element for the Type of construction and classification concerned; or</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> The proposed Class 6 veterinary clinic and existing Class 9b club are required to be separated by on both levels by a fire wall achieving a minimum FRL 180/180/180. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>C2.9</p> <p>Separation of Classifications in different storeys</p>			X		Not applicable as building is not Type A.
<p>C2.10</p> <p>Separation of lifts shafts</p>			X		Not applicable as any lift will not connect more than 2 storeys.
<p>C2.11</p> <p>Stairways and lifts in one shaft</p>			X		Not applicable.
<p>C2.12</p> <p>Separation of Equipment</p>				X	<p>(a) Equipment other than that described in (b) and (c) must be separated from the remainder of the building with construction complying with (d), if that equipment comprises –</p> <p>(i) lift motors and lift control panels or</p> <p>(ii) Emergency generators used to sustain emergency equipment operating in the emergency mode; or</p> <p>(iii) Central smoke control plant; or</p> <p>(iv) Boilers; or</p> <p>(v) A battery system installed in that building that</p>

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					<p>has a total voltage of 12 volts or more and a storage capacity of 200kWh or more.</p> <p>(b) Equipment need not be separated in accordance with (a) if the equipment comprises-</p> <p>(i) Smoke control exhaust fans located in the air stream which are constructed for high temperature operation in accordance with Specification E2.2b; or</p> <p>(ii) Stair pressurizing equipment installed in compliance with AS 1668.1; or</p> <p>(iii) A lift installation without a machine room; or</p> <p>(iv) Equipment otherwise adequately separated from the remainder of the building.</p> <p>(c) Separation of onsite fire pumps must comply with the requirements of AS2419.1.</p> <p>(d) Separating construction must have –</p> <p>(i) Except as provided by (ii) –</p> <p>(A) An FRL is required by Specification C1.1, but not less than 120/120/120; and</p> <p>(B) Any doorway protected with a -/120/30 self-closing fire door; or</p> <p>(ii) When separating a lift shaft and lift motor room, an FRL not less than 120/-/-.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification where applicable.</i></p>
C2.13 Electrical Supply				X	<p>(a) An electricity sub-station must be separated from the building in accordance with the Energy Authority Requirements (i.e. Ausgrid).</p> <p>(b) A main switchboard located within the building (and which sustains emergency equipment operating in the emergency mode) must –</p> <p>(i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and</p> <p>(ii) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than -/120/30.</p> <p>(c) Electrical conductors located within the building that supply –</p> <p>(i) a substation located within the building which supplies a main switchboard covered by (b); or</p> <p>(ii) a main switchboard covered by (b), must—</p> <p>(iii) have a classification in accordance with AS/NZS 3013-2005 of not less than—</p> <p>(A) if located in a position that could be subject to damage by motor vehicles — WS53W; or</p> <p>(B) otherwise — WS52W; or</p>

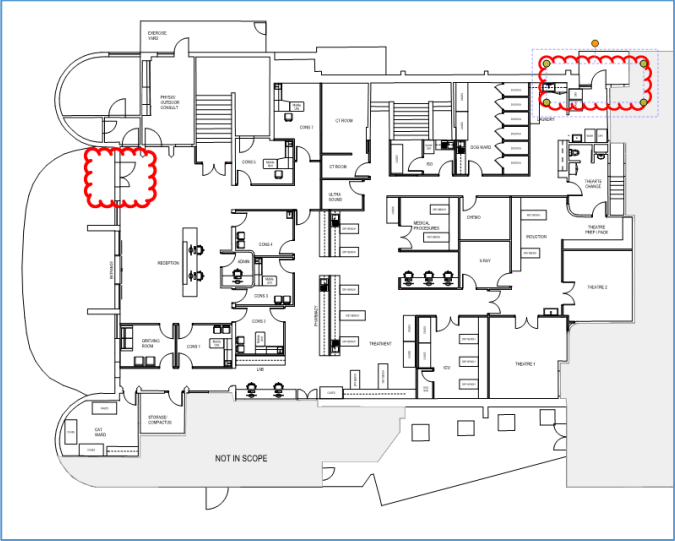
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(iv) be enclosed or otherwise protected by construction having an FRL of not less than 120/120/120</p> <p>(d) where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear.</p> <p>(e) For the purposes of (d), emergency equipment includes but it is not limited to –</p> <p>(i) Fire hydrant booster pumps</p> <p>(ii) Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like.</p> <p>(iii) Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building.</p> <p>(iv) Air handling systems designed to exhaust and control the spread of fire and smoke.</p> <p>(v) Emergency lifts.</p> <p>(vi) Control and indicating equipment.</p> <p>(vii) Emergency warning and intercom systems (EWIS).</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification, where applicable.</i></p>
C2.14 Public corridors in Class 2 & 3 Buildings			X		Not applicable.
Part C3 Protection of Openings					
C3.1 Application of Part			X		<p>(a) The DTS provisions of this Part do not apply to-</p> <p>(i) 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; and</p> <p>(ii) Non-combustible ventilators for subfloor or cavity ventilation, if each does not exceed 45000m in face area and spaced not less than 2m from any other ventilator in the same wall; and</p> <p>(iii) Openings in the vertical plane formed</p>


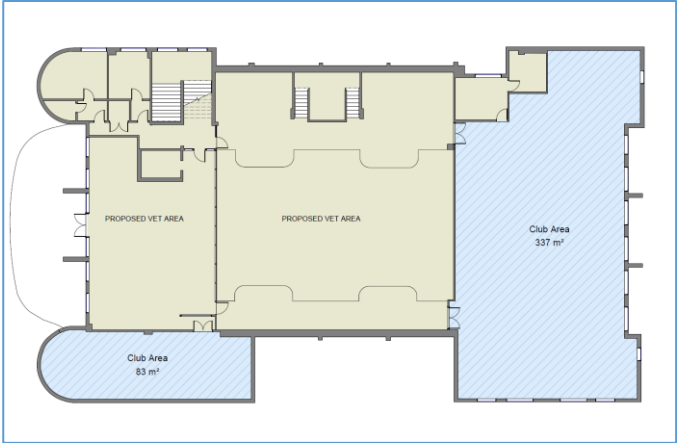
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>between building elements at the construction edge or perimeter of a balcony or verandah, colonnade, terrace, or the like and</p> <p>(iv) In a carpark –</p> <p>(A) Service penetrations through; and</p> <p>(B) Openings formed by a vehicle ramp in, a floor other than a floor that separates a part not uses as a carpark, providing the connected floors comply as a single fire compartment for the purposes of all other requirements of the DTS provisions of Sections C, D & E.</p> <p>(b) For the purposes of DTS 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.</p> <p>(c) For the purposes of the DTS provisions of this part, openings other than those covered under (a)(iii), between building elements such as columns, beams and the like, in the plane formed at the construction edge of the perimeter of the building, are deemed to openings in the external wall.</p>
C3.2 Protection of openings in external walls			X		Not applicable – there are no openings in the external located within 3m of a fire source feature.
C3.3 Separation of external walls and associated openings in different fire compartments				X	<p>The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C3.3, unless—</p> <p>(a) those parts of each wall have an FRL not less than 60/60/60; and</p> <p>(b) any openings protected in accordance with C3.4.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> The external wall and door openings in the adjoining fire compartment (i.e. club entry) are to comply with the requirements of this clause.

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					 <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</p>
<p>C3.4</p> <p>Acceptable Methods of Protection</p>				X	<p>(a) Where protection is required to doorways and windows and other openings they must be protected as follows:</p> <ul style="list-style-type: none"> (i) Doorways <ul style="list-style-type: none"> - Internal or external wall wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or - -/60/30 fire doors that are self-closing or automatic closing (ii) Windows <ul style="list-style-type: none"> - Internal or external wall wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position or; - -/60- fire windows that are automatic closing or permanently fixed in the closed position or - -/60- automatic closing fire shutters. (iii) Other openings – <ul style="list-style-type: none"> - Excluding voids – internal or external wall wetting sprinklers as appropriate or - Construction having a FRL not less than - /60/-. <p>(b) Fire doors, fire windows and fire shutters must comply with Specification C3.4.</p>
<p>C3.5</p> <p>Doorways in Fire Walls</p>			X		<p>(a) The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed $\frac{1}{2}$ the length of the fire wall, and each doorway must be protected by –</p> <ul style="list-style-type: none"> (i) 2 fire doors or fire shutters, one on each side of the doorway, each of which has an FRL not

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					<p>less than ½ that required by Specification C1.1 for the fire wall except that each door or shutter must have an insulation level of at least 30; or</p> <p>(ii) A fire door on one side and a fire shutter on the other side of the doorway, each of which complies with (i); or</p> <p>(iii) A single fire door or fire shutter which has an FRL of not less than that required by Specification C1.1 for the fire wall except that each door or shutter must have an insulation level of at least 30.</p> <p>(b) A fire door or fire shutter required by (a)(i), (ii) or (iii) must be self-closing, or automatic closing in accordance with (c) & (d).</p> <p>(c) The automatic closing operation required by (b) must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with AS1670.1 and located on each side of the fire wall not more than 1.5m horizontal distance from the opening.</p> <p>(d) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D) complying with Specification E1.5, 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.</p>
C3.6 Sliding Fire Doors				X	<p>Sliding fire doors normally held open, must fail safe closed in the event of power failure to the door, upon activation of heat or smoke detectors, and upon activation of sprinklers located in either fire compartment separated by the fire wall.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> Any doorways proposed to be retained between the Class 6 & Class 9b in the fire wall must achieve an FRL -/120/30. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C3.7 Protection of Doorways in horizontal exits			X		<p>Not applicable – it is AED's understanding that horizontal exits between the separate tenancies are not proposed to achieve compliant egress.</p> <p><i>If this is not the case please advise AED as it will involve additional assessment.</i></p>
C3.8 Openings in fire isolated exits			X		Not applicable – there are no fire isolated exits.
C3.9			X		Not applicable – there are no fire isolated exits.

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Service Penetrations in fire-isolated exits					
C3.10 Openings in Fire isolated lift shafts			X		Not applicable – there are no fire isolated lift shafts.
C3.11 Bounding Construction			X		Not applicable.
C3.12 Openings in floors and ceilings for services				X	Where services pass through a floor which is required to achieve a FRL or a ceiling required to have a RISF, the service must be enclosed within a fire resisting shaft or fire protected in accordance with Clause C3.15. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C3.13 Openings in Shafts			X		Not applicable – there are no shafts.
C3.15 Openings for Service Installations				X	Where services pass through an element which is required to achieve a FRL (other than an external wall or roof), the service must be fire stopped by a tested system or Specification C3.15. This will apply if there are services proposed through the fire wall or slab where there is a small overlap of the floor plate between the Class 6 and 9b. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C3.16 Construction Joints				X	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 identical with a prototype tested in accordance with AS 1530.4 to achieve the required FRL. The requirements above do not apply where joints, spaces and the like between fire protected timber elements are provided with cavity barriers in accordance with Specification C1.13. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C3.17 Columns protected in lightweight construction to achieve an FRL			X		Any column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire, must be installed using a

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					<p>method and materials identical with a prototype assembly of construction which has achieved the required FRL or resistance to the incipient spread of fire.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
SECTION D ACCESS & EGRESS					
Part D1 Provision for Escape					
D1.2 Number of Exits required	X				<p>The proposed veterinary clinic is provided with a minimum 2 exits without passing through another sole occupancy unit, as shown below.</p> 
D1.3 When Fire Isolated exits are required			X		<p>Not applicable stairs do not connect or pass by more than 2 consecutive storeys.</p>
D1.4 Exit Travel Distances	X				<p>Class 6 buildings</p> <p>(i) 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.</p> <p>Ground Floor – no point of the floor is more than 20m to a point a choice or greater than 40m to the closest exit.</p> <p>Level 1 – a detailed fit-out plan has not been provided at this stage however BCA DTS compliance is considered to be readily achievable.</p>

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<p>D1.5</p> <p>Distance Between Alternative Exits</p>	X				<p>Exits that are required as alternative means of egress must be—</p> <p>(a) 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</p> <p>(b) not less than 9 m apart.</p> <p>AED have assessed one exit at the front of the building as the 2 egress doors are located less than 9m apart.</p>
<p>D1.6</p> <p>Dimensions of Exits and paths of Travel to Exits</p>				X	<p>In a required exit or path of travel to an exit—</p> <p>(a) 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; and</p> <p>(b) the unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than 1m.</p>

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D1.7 Travel via Fire Isolated Stairs			X		Not applicable.
D1.8 External Stairways or ramps in lieu of Fire Isolated Stairs			X		Not applicable.
D1.9 Travel by non-fire-isolated stairs	X				<p>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.</p> <p>In a Class 6 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.</p> <p>In a Class 5 building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than—</p> <p>(i) 20 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</p> <p>(ii) 40 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.</p> <p>It is noted that the discharge point of the required non-fire isolated stairways from Level 1 are capable of BCA DTS compliance on basis that on fit-out of Level 1 not point of the floor is more than 80m to the exit leading to open space.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D1.10 Discharge from Exits				X	<p>a) 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.</p> <p>(b) 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—</p> <p>(i) the minimum width of the required exit;</p> <p>(ii) or 1 m,</p> <p>whichever is the greater.</p> <p>(c) 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—</p> <p>(i) a ramp or other incline having a gradient not steeper</p>

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					<p>than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D3.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D1.11 Horizontal Exits			X		Not applicable.
D1.12 Non-required stairways, ramps or escalators			X		Not applicable.
D1.13 Number of Persons Accommodated Note NSW Table D1.13 Area per person according to use			X		<p>For the purpose of the Deemed-to-Satisfy provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by—</p> <p>(a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D1.13 according to the use of that part, excluding spaces set aside for—</p> <p>(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and</p> <p>(ii) service ducts and the like, sanitary compartments or other ancillary uses; or</p> <p>(b) reference to the seating capacity in an assembly building or room; or</p> <p>(c) any other suitable means of assessing its capacity.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> Proposed staffing numbers are to be provided to accurately determine population numbers for the proposed veterinary clinic. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D1.14 Measurement of Distances			X		<p>The nearest part of an exit means in the case of—</p> <p>(a) a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access to them; and</p> <p>(b) a non-fire-isolated stairway, the nearest part of the nearest riser; and</p> <p>(c) a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the</p>

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					<p>storey; and</p> <p>(d) a doorway opening to a road or open space, the nearest part of the doorway; and</p> <p>(e) a horizontal exit, the nearest part of the doorway.</p>
<p>D1.15</p> <p>Method of Measurement</p>			X		<p>The following rules apply:</p> <p>(a) In the case of a room that is not a sole occupancy unit in a Class 2 or 3 building or Class 4 part of a building, the distance includes the straight-line measurement from any point of the floor of the room to the nearest part of the doorway leading from it, together with the distance from the part of the doorway to the single required exit or point from which travel in different directions to 2 required exits is available.</p> <p>(b) Subject to (d), the distance from the doorway of a sole occupancy unit in a Class 2 or 3 building is measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to 2 required exits is available.</p> <p>(c) Subject to (d), the distance between exits is measured in a straight line between the nearest parts of those exits.</p> <p>(d) Only the shortest distance is taken along a corridor, hallway, external balcony or other path of travel that curves or changes direction.</p> <p>(e) If more than one corridor, hallway, or other internal path of travel connects required exits, for the purposes of D1.5(c) the measurement is along the path of travel through the point at which travel in different directions to those exits is available, as determined in accordance with D1.4.</p> <p>(f) If a wall (including a demountable internal wall) that does not bound –</p> <p>(i) A room; or</p> <p>(ii) A corridor, hallway or the like, causes a change in direction in proceeding to a required exit, the distance is measured along the path of travel past the wall.</p> <p>(iii) If permanent fixed seating is provided, the distance is measured along the path of travel between the rows of seats.</p> <p>(iv) In the case of a non-fire isolated stairway or non-fire isolated ramp, the distance is measured along a line connecting the nosings of the treads, along the slope of the ramp, together with the distance connecting those lines across any intermediate landing.</p>
<p>D1.16</p> <p>Plant Rooms and lift Motor Rooms:</p>			X		<p>a) A ladder may be used in lieu of a stairway to provide egress from—</p> <p>(i) a plant room with a floor area of not more than 100</p>

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Concession					<p>m²; or</p> <p>(ii) all but one point of egress from a plant room, a lift machine room or a Class 8 electricity network substation with a floor area of not more than 200 m².</p> <p>(b) A ladder permitted under (a)—</p> <p>(i) may form part of an exit provided that in the case of a fire-isolated stairway it is contained within the shaft; or</p> <p>(ii) may discharge within a storey in which case it must be considered as forming part of the path of travel; and</p> <p>(iii) for a plant room or a Class 8 electricity network substation, must comply with AS 1657; and</p> <p>(iv) for a lift machine room, where access is provided from within a machine room to a secondary floor, a fixed rung type ladder complying with AS 1657 may be used, provided that—</p> <p>(A) the height between the floors is not more than 2800 mm; and</p> <p>(B) the ladder is inclined at an angle to the horizontal not less than 65 degrees nor more than 75 degrees; and</p> <p>(C) the distance between the front face of the ladder and any adjacent obstruction is not less than—</p> <p>(aa) 960 mm, where the ladder is inclined 65 degrees to the horizontal; or</p> <p>(bb) 760 mm, where the ladder is inclined 75 degrees to the horizontal; or</p> <p>(cc) a distance that is determined by interpolating the values in (aa) and (bb), where the ladder is inclined at any angle between 65 degrees and 75 degrees to the horizontal; and</p> <p>(D) a clear space not less than 600 mm exists between the foot of the ladder and any equipment.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification, if applicable.</i></p>
D1.17 Access to lift pits			X		<p>Access to lift pits must—</p> <p>(a) where the pit depth is not more than 3 m, be through the lowest landing doors; or</p> <p>(b) where the pit depth is more than 3 m, be provided through an access doorway complying with the following:</p> <p>(i) In lieu of D1.6, the doorway must be level with the pit floor and not be less than 600 mm wide by 1980 mm high clear opening,</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>which may be reduced to 1500 mm where it is necessary to comply with (ii).</p> <p>(ii) No part of the lift car or platform must encroach on the pit doorway entrance when the car is on a fully compressed buffer.</p> <p>(iii) Access to the doorway must be by a stairway complying with AS 1657.</p> <p>(iv) In lieu of D2.21, doors fitted to the doorway must be—</p> <p>(A) of the horizontal sliding or outwards opening hinged type; and</p> <p>(B) self-closing and self-locking from the outside; and</p> <p>(C) marked on the landing side with the letters not less than 35 mm high:</p> <p>“DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES”.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification, if applicable.</i></p>

Part D2

Construction of Exits

D2.2 Fire-Isolated stairways and ramps			X		Not applicable.
D2.3 Non-fire Isolated stairways and ramps			X		Not applicable – building does not have a RIS of more than 2.
D2.4 Separation of Rising and Descending Stairs			X		Not applicable.
D2.5 Open Access ramps and balconies			X		Not applicable.
D2.6 Smoke Lobbies			X		Not applicable.
D2.7 Installations in Exits and Paths of Travel				X	Access to service shafts and services other than to fire-fighting or detection equipment as permitted in the Deemed-to-Satisfy Provisions of Section E, must not be provided from a fire-isolated stairway.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>Gas or other fuel services must not be installed in a required exit</p> <p>Services or equipment comprising of electricity meters, distribution boards, telecommunications distribution boards or equipment, electrical motors or other motors located within the path of travel to an exit must be enclosed with non-combustible construction or a fire protective covering with doorways suitably sealed against smoke spread from the enclosure.</p> <p>Electrical wiring may be installed in a fire isolated exit, but only where associated with a lighting, detection, pressurisation, security, surveillance, intercommunication, or hydraulic fire services monitoring valves.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.8 Enclosure of Space Under Stairs and ramps				X	<p>Any space under a non-fire-isolated stair must be enclosed in 60-minute fire rated construction.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> Any enclosure beneath non-fire isolated stairway for storage must be enclosed in 60 minute fire rated construction and any doorway fitted with -/60/30 self-closing fire door. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.9 Width of Stairs			X		Not applicable.
D2.10 Pedestrian Ramps			X		Not applicable.
D2.11 Fire-Isolated Passageways			X		Not applicable.
D2.12 Roof as Open Space			X		Not applicable.
D2.13 Goings & Risers				X	<p>Stairways to achieve compliance with this clause relevant to going and riser dimensions.</p> <p>Stairways to achieve constant risers & goings except where minor variations are permitted over flight as detailed in the clause.</p> <p>Treads must have a surface with a slip-resistant classification not less than that listed in Table D2.14</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>when tested in accordance with AS 4586-2013 Slip resistance classification of new pedestrian surface materials.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D2.14 Landings				X	<p>In a stairway landings having a maximum gradient of 1:50 may be used to limit the number of risers in each flight and not be less than 750mm long.</p> <p>The landing or strip edge must have a slip-resistant classification not less than that listed in Table D2.14 when tested in accordance with AS 4586-2013 Slip resistance classification of new pedestrian surface materials.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D2.15 Thresholds				X	<p>Generally 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 leaves unless the doorway is in a building required to be accessible by Part D3, and in which case the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS 1428.1.</p> <p>Variations to the aforementioned exist for patient care areas in a Class 9a building, and for Class 9c and 9b buildings used as an entertainment venue.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D2.16 Balustrades and other Barriers Note NSW D2.16				X	<p>A continuous barrier (balustrade) must be provided to stairs and balconies, driveway ramps etc. where there is a fall of more than 1m.</p> <p>Balustrade construction to comply with Table D2.16a.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D2.17 Handrails				X	<p>All stairways and ramps must be provided with a handrail to at least one side of a ramp or flight per this clause.</p> <p>A required exit serving an area required to be accessible must be designed and constructed to comply with Clause 12 of AS 1428.1, except that Clause 12(d) does not apply to a handrail required by (a)(iii)(B).</p> <p>All ramps with a gradient steeper than 1:20 or more must be provided with a handrail as per this clause, including any driveway ramps that form paths of travel to</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>the street.</p> <p>See also clause D3.3 regarding handrail requirements to assist people with a disability.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</p>
<p>D2.18</p> <p>Fixed Platforms, walkways and ladders</p>				X	<p>A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply with AS1657 in lieu of D2.13, D2.14 and D2.17 if it only serves:</p> <p>(a) Machinery rooms, boiler houses, lift machine rooms, plant-rooms and the like; or</p> <p>Non-habitable rooms, such as attics, storerooms and the like that are not used on a frequent or daily basis in the internal parts of a sole occupancy unit in a Class 2 building or Class 4 part of the building.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification, if applicable.</p>
<p>D2.19</p> <p>Doorways & Doors</p>				X	<p>A doorway serving as a required exit or forming part of a required exit –</p> <p>(i) Must not be fitted with a revolving door; and</p> <p>(ii) Must not be fitted with a roller shutter or tilt-up door unless-</p> <p>(A) It serves a Class 6 building or part with a floor area not more than 200mm²; and</p> <p>(B) The doorway is the only required exit from the building or part; and</p> <p>(C) It is held in the open position while the building or part is lawfully occupied; and</p> <p>(iii) Must not be fitted with a sliding door unless-</p> <p>(A) It leads directly to a road or open space; and</p> <p>(B) The door is able to be opened manually under a force of not more than 110 N; and</p> <p>(iv) If fitted with a door that is power operated –</p> <p>(A) Must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and</p> <p>(B) If it leads directly to a road or open space it must open automatically if there is power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.</p> <p>(b) A power operated door in the path of travel to a required exit, except for a door in a patient care area in a Class 9a health-care building as provided in (b), must be able to be opened manually if there is a malfunction or failure of the</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>power source.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
D2.20 Swinging Doors		X			<p>A swinging door in a required exit or forming part of a required exit –</p> <ul style="list-style-type: none"> (a) Must swing in the direction of egress unless <ul style="list-style-type: none"> (i) It serves a building part with a floor area not more than 200m², it is the only required exit from the building part and it is fitted with a device for holding it in the open position; or (ii) It serves a sanitary compartment or airlock (in which case it may swing in either direction; and (iii) Must not otherwise impede the path or direction of egress. <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> • The exit swing door at the front entrance of the building serving as a required exit is to swing in the direction of egress. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
D2.21 Operation of Latch				X	<p>(a) 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 –</p> <ul style="list-style-type: none"> (i) A single hand downward action or pushing action on a single device which is located between 900mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – <ul style="list-style-type: none"> (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the center grip section of the handle of not less than 35mm and not more than 45mm; or (ii) a single hand pushing action on a single device which is located between 900mm and 1.2m from the door; and (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself – <ul style="list-style-type: none"> (A) manual controls to power operated doors must be at least 25mm wide, proud of the surrounding surface and located – <ul style="list-style-type: none"> (aa) not less than 500mm from an internal corner;

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>and</p> <p>(bb) for a hinged door, between 1m and 2m from the door leaf in any position; and</p> <p>(cc) for a sliding door, within 2m of the doorway and clear of a surface mounted door in the open position.</p> <p>(B) Braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.</p> <p>(b) The requirements of (a) do not apply to a door that –</p> <p>(i) Serves a vault, strong-room, sanitary compartment, or the like; or</p> <p>(ii) Serves only, or is within –</p> <p>(A) A sole occupancy unit with a floor area not more than 200m² in a Class 5 building; or</p> <p>(B) A space which is otherwise inaccessible to persons at all times when the door is locked.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
D2.22 Re-entry from Fire isolated exits			X		Not applicable.
D2.23 Signs on Doors			X		Not applicable.
D2.24 Protection of openable windows			X		Not applicable.
D2.25 Timber stairways concession			X		Not applicable.
Part D3 Access for People with Disabilities					
D3.1 General building access requirements		X			<p>Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by D3.4.</p> <p>To and within all areas normally used by the occupants must be accessible in a Class 6 building.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> A passenger lift is not detailed to provide access to and within all parts of Level 1 normally used by the occupants. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
<p>D3.2</p> <p>Access to buildings</p>				X	<p>An accessway must be provided to the building -</p> <ul style="list-style-type: none"> from the main points of a pedestrian entry at the allotment boundary; and from other accessible buildings on the same allotment; and from any accessible residential carparking space on the allotment. <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> RL's to be nominated on the plan to demonstrate access from the main pedestrian entry at Myoora Road and from the accessible carspace can be achieved by either walkways or ramps to the common room and Rooms and 4 & 5 complying with BCA D3.3 A ramp complying with D3.3 is to be provided at the front entry due to the change in level from the carpark to entry doors. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>D3.3</p> <p>Parts of the building required to be accessible</p>				X	<p>In a building required to be accessible—</p> <p>(a)every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with—</p> <p>(i)for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</p> <p>(ii)for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</p> <p>(iii)for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</p> <p>(b)every passenger lift must comply with E3.6; and</p> <p>(c)accessways must have—</p> <p>(i)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</p> <p>(ii)turning spaces complying with AS 1428.1—</p> <p>(A)within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>(B)at maximum 20 m intervals along the accessway; and</p> <p>(d)an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>(e)a passing space may serve as a turning space; and</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(g)clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and</p> <p>(h)the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p> <p>BCA 2019 does not directly specify slip-resistance classification(s) for all <i>accessible paths of travel</i>; however, we highlight the need under AS 1428.1-2009 for all <i>accessible paths of travel</i> to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.</p> <p>Compliance Issues:</p> <ul style="list-style-type: none"> Handrails with extensions are not detailed to both sides of the internal non-fire isolated stairways complying with Clause 11 & 12 of AS 1428.1-2009. A ramp is to be provided at the building entry complying with Clause 10 of AS 1428.1-2009. <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</p>
D3.4 Exemptions			X		<p>Information clause relevant to parts of buildings that are not required to be accessible.</p> <p>In this building it is considered the ward rooms and theatre change do not have be accessible.</p>
D3.5 Carparking		X			<p>Compliance Issues:</p> <p>A minimum of 1 accessible carparking space must be provided per Table D3.5 in a carparking area on the same allotment in accordance with AS/NZS 2890.6-2009.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D3.6 Signage				X	<p>Information clause relevant to the provision of braille and tactile signage complying with Specification D3.6 to identify:</p> <ul style="list-style-type: none"> (i) sanitary facilities; and (ii) a space with hearing augmentation; and (iii) each door required by Clause E4.5 to be provided with an exit sign, inclusive of the requirement to state "EXIT" and "Level"

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>followed by the floor level number on such doors.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D3.7 Hearing augmentation			X		Not applicable.
D3.8 Tactile indicators				X	<p>Information clause relevant to the provision of tactile ground surfaced indicators complying with AS/NZS 1428.4.1-2009 to:</p> <ul style="list-style-type: none"> (iv) a stairway, other than a fire-isolated stairway; and (v) an escalator; and (vi) a passenger conveyor; and (vii) a ramp, other than a fire-isolated ramp, step ramp, kerb ramp, or swimming pool ramp; and (viii) warn of overhead obstructions; and (ix) warn of an accessway that intersects with a vehicular way adjacent to any pedestrian entrance to a building. <p>Note concessions relevant to certain class 3 buildings, and to Class 9a and 9c buildings.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D3.9 Wheelchair seating spaces in Class 9b assembly buildings			X		Not applicable.
D3.10 Swimming Pools			X		Not applicable.
D3.11 Ramps			X		Not applicable.
D3.12 Glazing on an accessway			X		<p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>

SECTION E

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
SERVICES & EQUIPMENT					
Part E1					
Fire Fighting Equipment					
E1.3 Fire Hydrants				X	<p>A hydrant system must be provided to serve this building as it has a floor area of greater than 500m².</p> <p>The fire hydrant system must be installed in accordance with AS2419.1 -2005.</p> <p>Compliance Issues:</p> <ul style="list-style-type: none"> • If street hydrant is proposed to be used it must be demonstrated to provide required flow pressures and coverage to all areas of the building complying with AS 2419-2005. It is AED's opinion that reliance on a street hydrant is unlikely given the setback of the exiting building from the road. • If a pump set is required to achieve hydrant flow and pressure requirements or internal hydrant to satisfy coverage, a fire hydrant booster assembly shall be provided and located in accordance with Clause 7.3 of AS 2419.1-2005. • A hydrant pump room may be required in accordance with Clause 6.4 of AS 2419.1 (2005) dependent on mains pressure. The pump room can be located externally or internally. If located within the building the pump room shall have a door opening to a road or open space, or a door opening to a fire isolated passageway or stair which leads to road or open space. • A fire brigade booster assembly is not detailed on plan which may be required if internal fire hydrants are installed; external onsite fire hydrants are installed more than 20m from a fire brigade pumping device; and/or a pumpset is installed as specified in Clause 7.2. of AS 2419.1-2005. • The booster assembly must comply with Clause 7.3 of AS 2419.1-2005 including: <ul style="list-style-type: none"> ○ Be operable by fire brigade appliances located within 8m. ○ If within, or affixed to the external wall of the building, the booster shall be <ul style="list-style-type: none"> (i) within sight of the main entrance to the building; and (ii) separated from the building by a construction with a fire resistance rating on not less than FRL 90/90/90 for a distance of not less than 2m each side of and 3m above the upper hose connections of the booster assembly.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<ul style="list-style-type: none"> ○ If remote from the building, the booster shall be : <ul style="list-style-type: none"> (i) at the boundary of the site or within the sight of the main entrance of the building, (ii) adjacent to the principal vehicular access to the site; and (iii) located not less than 10m from the external wall of the building being served. • External fire hydrants (not detailed on plan) shall be in a position not less than 10m from the building it is protecting unless safeguarded by construction: <ul style="list-style-type: none"> ○ Having an FRL not less than 90/90/90; ○ Extending 2m either side of the fire hydrant outlet; ○ Extending not less than 3m above the ground adjacent to the fire hydrant or the height of the building, whichever is the lessor? • External fire hydrant/s shall not be in a position less than 10m from any high voltage main electrical distribution boards, or from liquefied petroleum gas and other combustible storage/ <p><i>CC plans to demonstrate BCA DTS compliance. Where DTS compliance cannot be achieved a performance based solution by a fire engineer will be required.</i></p> <p><i>Hydraulic engineer to provide design on hydrant system detailing compliant flow, pressure and coverage requirements applicable to the abovementioned requirements.</i></p>
E1.4 Fire Hose Reels		X			<p>A fire hose reel system complying with AS 2441-2005 must be provided to serve any fire compartment greater than 500m².</p> <p>All fire hose reels must be located not more than 4m from an exit and provide full coverage with a maximum 36m length hose and 4m spray.</p> <p>Fire hose reels must be located so that the fire hose will not need to pass through doorways with fire or smoke doors.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> • Fire hose reel system in the Building 1 is not detailed per the requirements of AS 2441-2005. <p><i>CC plans to demonstrate BCA DTS compliance. Where DTS compliance cannot be achieved a performance based solution by a fire engineer will</i></p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<i>be required.</i>
E1.5 Sprinklers			X		Not applicable as fire compartment does not exceed 3 500m ²
E1.6 Portable Fire Extinguishers				X	<p>Portable fire extinguishers must be as listed in Table E1.6, including –</p> <ul style="list-style-type: none"> To cover Class AE or E fire risks associated with emergency switchboards. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
E1.8 Fire Control Centre			X		Not applicable.
E1.9 Fire Precautions during construction			X		Not applicable.
E1.10 Provision for Special Hazards			X		Not applicable.
Part E2 Smoke Hazard Management					
E2.2 General Requirements (inclusive of Table E2.2a / Table E2.2b & NSW amendments)			X		<p><u>General smoke hazard management requirements</u></p> <p>A building must comply with Table E2.2a as applicable to Class 2 to 9 buildings and Table E2.2b as applicable to Class 6 and 9b buildings such that each separate part complies with the relevant provisions for the classification.</p> <p>An air-handling system which does not form part of a smoke hazard management system in accordance with Table E2.2a or Table E2.2b and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment (such as lobby air supply) must—</p> <p>(i) be designed and installed to operate as a smoke control system in accordance with AS/NZS 1668.1; or</p> <p>(ii)</p> <ul style="list-style-type: none"> incorporate smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and be arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>detectors complying with clause 7.5 of AS 1670.1; and for the purposes of this provision, each sole-occupancy unit in a Class 2 or 3 building is treated as a separate fire compartment.</p> <p>Miscellaneous air-handling systems covered by Sections 5 and 6 of AS/NZS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with that Section of the Standard.</p> <p>Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with the Section of the Standard.</p> <p>An automatic smoke detection and alarm system is not a mandatory requirement within the proposed veterinary clinic as it does not have a RIS of more than 2.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification, if applicable.</i></p>
E2.3 Provision for Special Hazards			X		Not applicable.
Part E3 Lift Installations					
E3.1 Lift installations				X	<p>An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
E3.2 Stretcher Facility in Lifts			X		Not applicable.
E3.3 Warning Against the use of lifts in Fire				X	<p>Warning signs indicating “DO NOT USE LIFTS IF THERE IS A FIRE” shall be displayed near every call button for a passenger lift or group of lifts throughout a building as per E3.3.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
E3.4 Emergency Lifts			X		Not applicable.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E3.5 Landings				X	Access and egress to and from lift-well landings must comply with the Deemed-to-Satisfy Provisions of Section D. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
E3.6 Facilities for People with Disabilities				X	In an accessible building, every passenger lift must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, and not rely on a constant pressure device for its operation if the lift car is fully enclosed. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
E3.7 Fire Service Controls			X		Not applicable.
E3.8 Residential Care Buildings			X		Not applicable.
E3.9 Fire service recall operation switch			X		Not applicable.
E3.10 Lift car fire service drive control switch				X	Not applicable.
Part E4 Visibility in an Emergency, Exit signs and Warning Systems					
E4.2 Emergency Lighting Requirements				X	Emergency lighting must be provided throughout the building relevant to the requirements of this clause. <i>Electrical Design Certification must be incorporated into the construction certificate specification</i>
E4.3 Measurement of Distance			X		Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.
E4.4 Design and Operation of Emergency Lighting			X		The emergency lighting system must comply with AS/NZS 2293.1-2005.
E4.5 Exit Signs				X	Exit signs must be provided to doors serving as or forming part of a required throughout the buildings in accordance with AS/NZS 2293.1-2005. <i>Electrical design plans and certification must be</i>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<i>incorporated into the construction certificate specification</i>
E4.6 Direction Signs (inclusive of NSW E4.6)				X	<p><u>Generally</u>, if an exit is not readily apparent to persons occupying or visiting the building then directional exit signs must be installed in appropriate positions.</p> <p>Class 9b buildings used as an entertainment venue - Exit signs must also be installed on external egress paths to a street, where the exit from the building does not open directly onto the street.</p> <p><i>Electrical Design Certification must be incorporated into the construction certificate specification and directional exit sign locations must be illustrated on the architectural floor plans</i></p>
E4.7 Class 2 & 3 Buildings & Class 4 Parts: Exemption			X		Not applicable.
E4.8 Design & Operation of Exit Signs				X	<p>Exit signs must comply with:</p> <p>(i) AS/NZS 2293.1-2005; or</p> <p>(ii) For a photoluminescent exit sign, Specification E4.8.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
E4.9 Emergency Warning & Intercom Systems			X		Not applicable.
SECTION F					
HEALTH & AMENITY					
Part F1					
Damp & Weatherproofing					
F1.0 Deemed -to-Satisfy Provisions			X		<p>Performance Requirements FP1.4, for the prevention of the penetration of water through external wall, must be complied.</p> <p>There are no Deemed -to Satisfy Provisions for this Performance Solution in respect to external walls.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
F1.1 Stormwater Drainage				X	<p>Stormwater drainage must comply with AS/NZS 3500.3-2015.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction</i></p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					certificate plans / specification
F1.4 External above ground membranes				X	Any external above ground membranes must be waterproofed as per AS 4654 Parts 1 and 2-2012. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F1.5 Roof coverings				X	A roof must be covered with— (a)concrete roofing tiles complying with AS 2049 and fixed, except in cyclonic areas, in accordance with AS 2050, as appropriate; or (b)terracotta roofing tiles complying with AS 2049 and fixed, except in cyclonic areas, in accordance with AS 2050; or (c)cellulose cement corrugated sheeting complying with AS/NZS 2908.1 and installed in accordance with AS/NZS 1562.2; or (d)metal sheet roofing complying with AS 1562.1; or (e)plastic sheet roofing designed and installed in accordance with AS/NZS 4256 Parts 1, 2, 3 and 5 and AS/NZS 1562.3; or (f)asphalt shingles complying with ASTM D3018-90, Class A. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F1.6 Sarking				X	Sarking-type materials used for weatherproofing must comply with AS/NZS 4200.1 and AS 4200.2. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F1.7 Waterproofing of wet area				X	Wet areas must be waterproofed in accordance with AS 3740-2010 and F1.7 & Table F1.7 of the BCA. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F1.9 Damp-proofing				X	Where a damp-proof course is required, it must consist of a material that complies with AS/NZS 2904-1995; or impervious sheet material in accordance with AS 3660.1-2000 Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
F1.10 Damp-proofing of floors on the ground				X	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 2870-2011 (N/A to areas that do not require weatherproofing – refer specific clause exemptions). Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F1.11 Provision of Floor Wastes			X		Not applicable.
F1.12 Sub Floor Ventilation			X		Not applicable.
F1.13 Glazed Assemblies				X	Information clause relevant to the provision of glazed assemblies within external walls in accordance with AS 2047-1999. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
Part F2 Sanitary & Other Facilities					
F2.1 Facilities in residential buildings			X		Not applicable.
F2.2 Calculation of number of occupants and fixtures			X		<ul style="list-style-type: none"> The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means. Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex. <p>For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary towels.</p>
F2.3 Facilities for Class 3 to 9 Buildings		X			<p>(a) Except where permitted by (b), (c), (f), F2.4(a) and F2.4(b), separate sanitary facilities for males and females must be provided for Class 6 buildings in accordance with Table F2.3.</p> <p>(b) If not more than 10 people are employed, a unisex</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>facility may be provided instead of separate facilities for each sex.</p> <p>(c) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy.</p> <p>(d) Employees and the public may share the same facilities in a Class 6 building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.</p> <p>(e) Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by females.</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> Refer to D1.13. Sanitary facilities are to be detailed on both Ground and Level 1 floor plans and submitted to AED for further assessment. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>F2.4</p> <p>Facilities for People with Disabilities</p>		X			<p>In a building required to be accessible— SA F2.4(a)</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>unisex sanitary facilities are only required at one of those locations; and</p> <p><u>Compliance Issues:</u></p> <ul style="list-style-type: none"> An accessible sanitary facility complying with AS 1428.1-2009 is not detailed on either Ground or Level 1, where one is required for each level. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</i></p>
F2.5 Construction of Sanitary Compartments				X	<p>Other than in an early childhood centre, sanitary compartments must have:</p> <p>(iii) Doors and partitions that separate adjacent compartments; and</p> <p>(iv) the door to a fully enclosed sanitary compartment must open outwards, or slide, or be removable from outside of the compartment, unless there is a clear space of at least 1.2m between the closet pan within the compartment and the doorway.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
F2.6 Interpretation: Urinals and washbasins			X		<p>Informational clause relevant to urinal and washbasin design.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
F2.7 Microbial Control Note NSW F2.7 (Clause Deleted)			X		N/A Clause Deleted in NSW.
F2.8 Waste Management			X		Not applicable.
F2.9 Accessible adult change facilities			X		Not applicable.
Part F3 Room Sizes					
F3.1 Height of Rooms and other spaces				X	<p>The ceiling height must be not less than—</p> <p>(b) in a Class 6 building—</p> <p>(i) except as allowed in (ii) and (f) — 2.4 m; and</p> <p>(ii) a corridor, passageway, or the like — 2.1 m; and</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>In any building—</p> <p>a bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and</p> <p>a commercial kitchen & required accessible change room facility — 2.4 m; and</p> <p>above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
Part F4					
Light & Ventilation					
F4.1 Provision of natural light			X		Not applicable.
F4.2 Methods and extent of natural lighting			X		Not applicable.
F4.3 Natural light borrowed from adjoining room			X		Not applicable.
F4.4 Artificial lighting				X	<p>Informational clause relevant to the provision of artificial lighting in accordance with AS/NZS 1680.0-2009 to specific building areas.</p> <p><i>Electrical Design Certification must be incorporated into the construction certificate specification</i></p>
F4.5 Ventilation of Rooms				X	<p>All rooms to be provided with Clause F4.6 compliant natural ventilation OR a mechanical ventilation or air-conditioning system complying with AS 1668.2-2012.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
F4.6 Natural Ventilation			X		<p>(a) Natural ventilation provided in accordance with F4.5(a) must consist of permanent openings, windows, doors or other devices which can be opened—</p> <p>(i) with ventilating area not less than 5% of the floor area of the room required to be ventilated; and</p> <p>(ii) open to—</p> <p>(A) a suitably sized court, or space open to the sky; or</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(B) an open verandah, carport, or the like; or</p> <p>(C) an adjoining room in accordance with F4.7.</p> <p>(b) The requirements of (a)(i) do not apply to a Class 8 electricity network substation.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>F4.7</p> <p>Ventilation borrowed from adjoining room</p>			X		<p>Natural ventilation to a room may come through a window, opening, ventilating door or other device from an adjoining room (including an enclosed verandah) if both rooms are within the same sole-occupancy unit or the enclosed verandah is common property, and—</p> <p>(b) in a Class 6 building—</p> <p>(i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of the room to be ventilated, measured not more than 3.6 m above the floor; and</p> <p>(ii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10% of the combined floor areas of both rooms; and</p> <p>(c) the ventilating areas specified in (a) and (b) may be reduced as appropriate if direct natural ventilation is provided from another source.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>F4.8</p> <p>Restriction of position of water closets and urinals</p>			X		<p>Rooms containing closet pans or urinals must not open directly into kitchen / pantry areas, public dining areas, Class 3 dormitory areas, public assembly areas (excluding early childhood centres, primary schools and open spectator stands) and a workplace normally occupied by more than one person.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>F4.9</p> <p>Airlocks</p>				X	<p>Informational clause relevant to the provision of airlocks and the like to separate rooms prohibited under Clause F4.8 from opening directly into another room.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>F1.11</p> <p>Carparks</p>			X		Not applicable.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
F4.12 Kitchen local exhaust			X		Not applicable.
Part F5 Sound Transmission					
F5.2 Determination of airborne sound insulation ratings			X		Not applicable.
F5.3 Determination of impact sound insulation ratings			X		Not applicable.
F5.4 Sound Insulation of floors between units				X	Not applicable.
F5.5 Sound insulation of walls between units				X	Not applicable.
F5.6 Sound insulation rating of services			X		Not applicable.
F5.7 Sound isolation of pumps			X		Not applicable.
SECTION J ENERGY EFFICIENCY					
NSW SUBSECTION J(B) ENERGY EFFICIENCY - CLASS 3 AND CLASS 5-9 BUILDINGS					
NSW J(B) 1 Compliance with BCA Provisions				X	Class 6 buildings must comply with all of the provisions of the National Section J, except as varied by NSW J3.1 (as referenced below).
NSW J3.1 Application of Part			X		Add the following sub-clause to the National Section J provisions of Clause J3.1: (v) <i>J3.1(d) – “parts of buildings that cannot be fully enclosed”</i>
SECTION J - NATIONAL ENERGY EFFICIENCY PROVISIONS					
Part J0: Energy Efficiency					

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
J0.2 Heating and cooling loads of sole-occupancy units of a class 2 building or a class 4 part			X		Not applicable.
J0.3 Ceiling fans			X		Not applicable.
J0.4 Roof thermal breaks			X		Not applicable.
J0.5 Wall thermal breaks			X		Not applicable.
Part J1: Building Fabric					
J1.1 Application of Part				X	The DTS Provisions of this Part apply to building elements forming the envelope of Class 2 to 9 buildings.
J1.2 Thermal construction –general				X	Where required, insulation must be provided as per AS/NZS 4859.1-2002 and installed as per this clause. Details demonstrating compliance with this clause must be incorporated into the construction certificate specification
J1.3 Roof and ceiling construction				X	A roof or ceiling that is part of the envelope must achieve the Total R-Value specified in Table J1.3a for the direction of heat flow, and must satisfy all requirements of this clause. Details demonstrating compliance with this clause must be incorporated into the construction certificate specification
J1.4 Roof lights			X		Roof lights including any shaft or diffuser forming part of the envelope, must comply with the thermal performance requirements of Table J1.4. Refer additional requirements relevant to satisfying Part F4. Details demonstrating compliance with this clause must be incorporated into the construction certificate specification
J1.5 Walls				X	Each part of a wall that is part of the envelope must satisfy one of the thermal performance options in Table J1.5, noting the specific exceptions of this clause relevant to doors, vents, penetrations, shutters, glazing, and an earth retaining wall or earth berm, in other than climate zone 8. Details demonstrating compliance with this clause must be incorporated into the construction certificate specification

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					certificate specification
J1.6 Floors				X	A floor that is part of the building's envelope must achieve the Total R-Value specified in Table J1.6, and must satisfy all requirements of this clause.
Part J2: Glazing					
J2.1 Application of Part			X		The DTS Provisions of this Part apply to building elements forming the envelope of Class 2 to 9 buildings, other than a sole occupancy unit of a class 2 building or Class 4 part of a building.
J2.4 Glazing			X		<p>The glazing in each storey, including any mezzanine, must be assessed separately in accordance with the requirements of this clause, for:</p> <ul style="list-style-type: none"> Glazing in the external fabric facing each orientation; and Glazing in the internal fabric, <p>to ensure that the aggregate air-conditioning energy value attributable to the glazing does not exceed the allowance obtained by multiplying the façade area that is exposed to the conditioned space for the orientation by the energy index in Table J2.4a.</p> <p>Glazing calculations demonstrating compliance with this clause must be incorporated into the specification</p>
J2.5 Shading				X	<p>Where required to comply with J2.4, shading must be provided in accordance with this clause.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
Part J3: Building Sealing					
J3.1 Application of Part				X	<p>The requirements of this Part apply to elements forming the envelope of Class 6 buildings, other than:</p> <ul style="list-style-type: none"> ➤ A building in a climate zones 1, 2, 3 and 5 where the only means of air-conditioning is by using an evaporative cooler; ➤ A permanent building opening necessary for the safe operation of a gas appliance; ➤ A building or part where mechanical ventilation required by Part F4 provides sufficient pressurization to prevent infiltration; ➤ Parts of buildings that cannot be fully enclosed.
J3.2 Chimney and flues			X		The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
J3.3 Roof lights			X		Roof lights must be sealed, or capable of being sealed as per the requirements of this clause. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
J3.4 Window and doors				X	Seals to restrict air infiltration to windows and doors must be provided as required (note exceptions listed in J3.4 (b), and requirements for sealing of main entrance in J3.4 (d)). Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
J3.5 Exhaust fans				X	Miscellaneous exhaust fans must be fitted with self-closing dampers, where serving a conditioned space or a habitable room in climate zones 4, 5, 6, 7 or 8. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
J3.6 Construction of roofs, walls and floors				X	Roofs, ceilings, walls, floors and any openings such as a window frame, door frame, light frame or the like must be sealed in accordance with the requirements of this clause to minimise air leakage. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
J3.7 Evaporative coolers				X	An evaporative cooler must be fitted with a self-closing damper of the like when serving a heated space, or a habitable room or a public area of a building in climate zones 4, 5, 6, 7 or 8. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
Part J5: Air-conditioning and ventilation systems					
J5.1 Application of Part			X		The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation.
J5.2 Air-conditioning systems				X	An air-conditioning unit or system must comply with J5.2(a) to J5.2(g). Mechanical Design certification must be submitted in support of the construction certificate application

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
J5.3 Mechanical ventilation systems				X	Mechanical ventilation systems must comply with J5.3(a) to J5.3(c). <i>Mechanical Design certification must be submitted in support of the construction certificate application</i>
J5.4 Miscellaneous exhaust systems				X	A miscellaneous exhaust system with an air flow rate of more than 1000 L/s that is associated with equipment having a variable demand such as a stove in a commercial kitchen or a chemical bath in a factory, must have the means for the operator to reduce the energy used (such as by a variable speed fan), and to stop the motor when it is not needed. Refer concessions contained in this clause. <i>Mechanical Design certification must be submitted in support of the construction certificate application</i>
Part J6: Artificial lighting and power					
J6.1 Application of Part					J6.2. J6.3 and J6.5(a)(ii) do not apply to a Class 8 electricity network substation.
J6.2 Artificial lighting				X	Artificial lighting must comply with J6.2(a), J6.2(b) and J6.2(c), relevant to maximum permitted illumination power loads. <i>Electrical Design certification must be submitted in support of the construction certificate application</i>
J6.3 Interior artificial lighting and power control				X	Internal artificial lighting systems must be switched and zoned in accordance with the specific requirements of this clause. <i>Electrical Design certification must be submitted in support of the construction certificate application</i>
J6.4 Interior decorative and display lighting				X	Interior decorative and display lighting, such as for a foyer mural or art display, must be controlled separately from other artificial lighting, and be switched in accordance with the specific requirements of this clause. <i>Electrical Design certification must be submitted in support of the construction certificate application</i>
J6.5 Artificial lighting around the perimeter of a building				X	Artificial lighting around the perimeter of a building must be controlled by sensors or time switches in accordance with the specific requirements of this clause. Refer exclusions relevant to emergency lighting and lighting around detention centres. <i>Electrical Design certification must be submitted in support of the construction certificate application</i>
J6.6 Boiling water and chilled water				X	Power supply to boiling or chilled water storage units must be time switch controlled in accordance with Specification J6.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
storage units					Electrical Design certification must be submitted in support of the construction certificate application
Part J7: Hot water supply and swimming pool and spa pool plant					
J7.2 Hot water supply				X	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
J7.3 Swimming pool heating and pumping			X		Not applicable.
J7.4 Spa pool heating and pumping			X		Not applicable.
Part J8: Access for maintenance and facilities for monitoring					
J8.1 Application of Part			X		The Deemed-to-Satisfy Provisions of this Part do not apply within a sole-occupancy unit of a Class 2 building or a Class 4 part of a building, or to a Class 8 electricity network substation.
J8.2 Access for maintenance			X		This Clause has been deleted
J8.3 Facilities for energy monitoring				X	The building must have facilities to record the consumption of gas and electricity as per clause J8.3(a). Details demonstrating compliance with this clause must be incorporated into the construction certificate specification

5.0 CONCLUSION

This report provides a Building Code of Australia (BCA) 2019 inclusive of Part D3 (Access) assessment of the proposed veterinary clinic, to be located at 16 Myoora Rd, Terry Hills.

The primary purpose of this report was to identify the non-compliance matters contained in the proposed design philosophy against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

This report provided a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations that are also outlined in the Executive Summary.

Further, if compliance with the deemed-to-satisfy provisions is not achievable or desirable, Alternative Solutions could be further developed and verified by an appropriately qualified BCA Consultant or Fire Safety Engineer.

Prepared by:



Daniel Keato

Senior Associate

For AED

Access/ Senior Building Code Consultant/Accredited
Certifier / Principal Certifying Authority (Building) -

Grade A2

BPB 2424

Reviewed by:



Nathan Halstead

Managing Director

for AED Accredited Certifier / Principal Certifying
Authority (Building) - Grade A1

BPB 0161

6.0 ATTACHMENT A - INSPECTION & MAINTENANCE

6.1 Fire Safety Measures

The fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied. All firefighting equipment should be tagged when tested/inspected and log books kept up-to-date for all smoke detection, warning systems and sprinkler systems (where installed).

An annual fire safety certificate must be submitted to the local consent authority and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annual fire safety statement should be displayed in a prominent place within the building (i.e. the main entry foyer)

The correct operation and maintenance of the buildings fire safety measures is critical in affording an adequate level of fire safety.

6.2 Good Housekeeping

The ongoing management of the building should ensure good housekeeping procedures. The following matters should be considered by building management:

- Ensure exits and paths of travel to exits remain unobstructed (in particular stairways)
- Avoid storage of materials in unoccupied areas
- Limit storage of flammable/combustible materials to designated and approved areas
- Prevent chocking open fire/smoke doors
- Prevent storage of materials that could hinder access to firefighting equipment

7.0 ATTACHMENT B – REQUIREMENTS TYPE C CONSTRUCTION

5.1 Fire-resistance of building elements

In a building *required* to be of Type C construction—

- (a) a building element listed in **Table 5** and any beam or column incorporated in it, must have an FRL not less than that listed in the Table for the particular Class of building concerned; and
- (b) an *external wall* that is *required* by **Table 5** to have an FRL need only be tested from the outside to satisfy the requirement; and
- (c) a *fire wall* or an *internal wall* bounding a *sole-occupancy unit* or separating adjoining units must comply with **Specification C1.8** if it is of *lightweight construction* and is *required* to have an FRL; and
- (d) in a Class 2 or 3 building, an *internal wall* which is *required* by **Table 5** to have an FRL must extend—
 - (i) to the underside of the floor next above if that floor has an FRL of at least 30/30/30 or a *fire-protective covering* on the underside of the floor; or
 - (ii) to the underside of a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or
 - (iii) to the underside of the roof covering if it is non-combustible, 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) 450 mm above the roof covering if it is combustible; and
- (e) in a Class 2 or 3 building, except where within the one sole-occupancy unit, or a Class 9a health-care building, or a Class 9b building, a floor separating storeys, or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, and any column supporting the floor, must—
 - (i) have an FRL of at least 30/30/30; or
 - (ii) have a fire-protective covering on the underside of the floor including beams incorporated in it and around the column, if the floor or column is combustible or of metal; and
- (f) in a Class 9c aged care building a floor above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, and any column supporting the floor, must—
 - (i) have an FRL of at least 30/30/30; or
 - (ii) have a fire-protective covering on the underside of the floor including beams incorporated in it and around the column, if the floor or column is combustible or of metal.

Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building—FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
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	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
1.5 to less than 3 m	—/—/—	60/ 60/ 60	60/ 60/ 60	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/-/-	90/-/-	90/-/-	90/-/-
1.5 to less than 3 m	-/-/-	60/-/-	60/-/-	60/-/-
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90	90/ 90/ 90
INTERNAL WALLS-				
Bounding <i>public corridors</i> , public lobbies and the like—	60/ 60/ 60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i> —	60/ 60/ 60	-/-/-	-/-/-	-/-/-
Bounding a stair if <i>required</i> to be rated—	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60	60/ 60/ 60
ROOFS	-/-/-	-/-/-	-/-/-	-/-/-