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BCA ASSESSMENT REPORT

NORTHERN BEACHES CHRISTIAN SCHOOL
(NBCS) 1 ECHUNGA RD, DUFFYS FOREST

Prepared for: NBCS, C/- WMK Architecture

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INTRODUCTION

Blackett Maguire + Goldsmith Pty Ltd have been engaged to undertake an assessment of the DA design documentation for the proposed Campus Utilisation development at Northern Beaches Christian School located at 1 Echunga Road in Duffys Forest against the requirements of the Building Code of Australia 2019.

REPORT OBJECTIVES

The objectives of this report are to:

- a) confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier;
- b) confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to *section S6.28 of the Environmental Planning and Assessment Act, 1979* and/or, clause 145 of the *Environmental Planning & Assessment Regulation 2000*; and
- c) accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this report to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at Construction Certificate Application stage.

REFERENCED DOCUMENTATION

Our assessment of the concept design documentation was based on the following:

- + Building Code of Australia 2019
- + Guide to the Building Code of Australia 2019
- + Architectural plans prepared by WMK Architects as follows:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
DA00	D	29.03.2019	DA10	D	29.03.2019
DA01	C	29.03.2019	DA11	C	29.03.2019
DA02	C	29.03.2019	DA12	B	29.03.2019
DA03	C	29.03.2019	DA13	A	29.03.2019
DA04	C	29.03.2019	DA14	D	29.03.2019
DA05	C	29.03.2019	DA15	A	29.03.2019
DA06	E	29.03.2019	DA16	A	29.03.2019
DA07	E	29.03.2019	DA20	D	29.03.2019
DA08	D	29.03.2019	DA22	A	29.03.2019
DA09	D	29.03.2019	DA30	B	29.03.2019

PROJECT TEAM

The following BM+G Team Members have contributed to this Report:

- + Dean Goldsmith - Project Team Leader
- + Tom Johnston - Building Surveyor

ASSESSMENT METHODOLOGY

The Performance Requirements of BCA 2019 can only be satisfied by a:

- a) Performance Solution; or
- b) Deemed-to-satisfy Solution; or Complying with the Deemed-to-satisfy (DTS) Provisions; or
- c) A combination of (a) and (b).

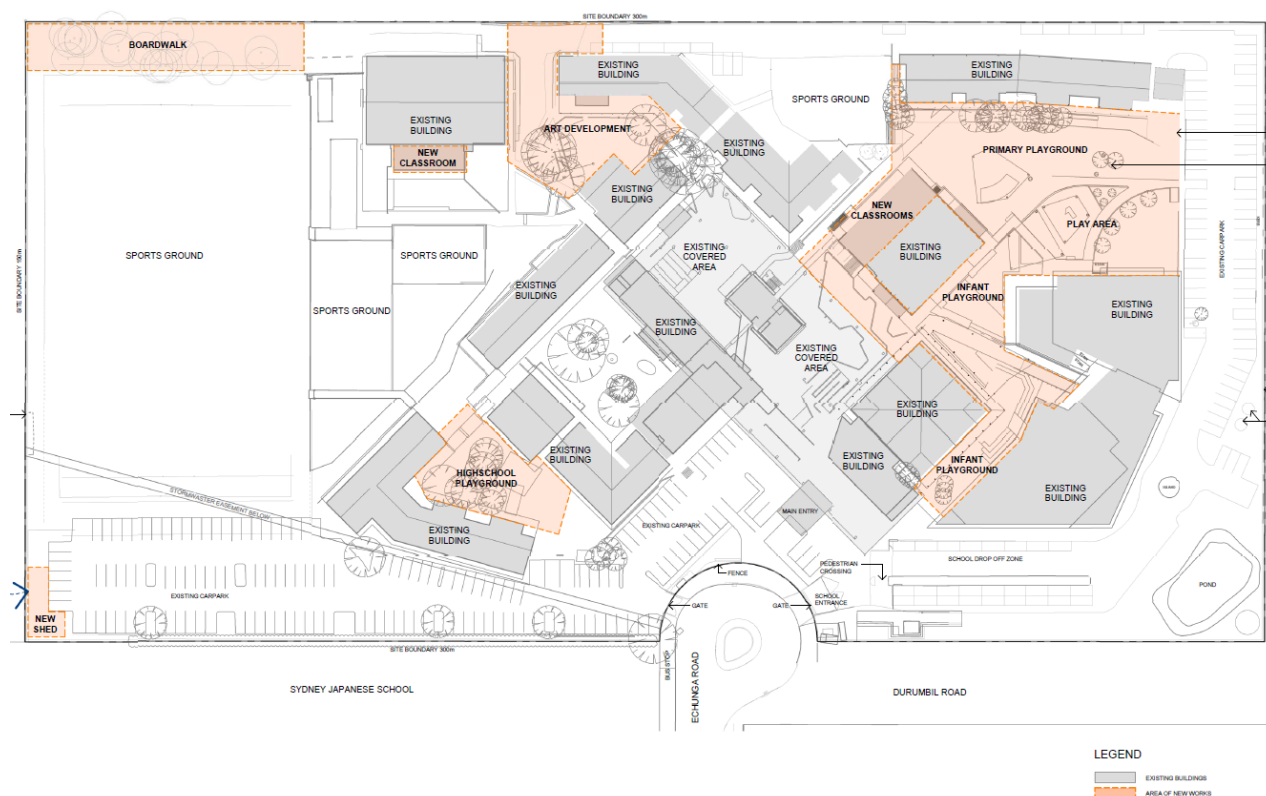
In accordance with the above, we note that the proposed building design may achieve compliance with the BCA by way of a combination of compliance with the DtS provisions and also via Performance Solutions where appropriate. Justification of Performance Solutions must be prepared in a report format by an appropriate qualified Consultant at the Construction Certificate Application stage where required.



PROPOSED DEVELOPMENT

The proposed development which is the subject of the DA comprises the following:

- + Demolition of existing external landscaped areas and construction of new Primary School, High School, Infants School and Art Development Playground areas and associated landscape structures.
- + Minor Alterations to the existing Block F, Block E, Gym Building (Level 1), Barcelona Building, & SCIL Building
- + Minor Façade alterations to Block G.
- + New Awnings and Covered Outdoor Learning Canopies
- + Balcony enclosure to form a new classroom to the Gym Building (Level 2);
- + New Boardwalk area in the NW corner of the site.
- + Construction of New Shed Building in the SW corner of the site.



BUILDING CLASSIFICATION

The following table presents a summary of relevant building classification & description of the proposed works:

+ BCA Classification:	Class 9b (School Buildings & Covered Learning Area Canopies) Class 10a (New Shed Building)
+ Rise in Storeys:	Gym Building, Barcelona Building & SCIL Building: Two (2) Block G, F & E and New Shed: One (1)
+ Effective Height:	Less than 12m
+ Type of Construction:	Gym Building, Barcelona Building & SCIL Building: Type B Block G, F & E: Type C New Shed: N/A
+ Climate Zone:	Zone 6
+ Floor Area / Volume Limitations	Gym Building, Barcelona Building & SCIL Building: 5,500m ² / 33,000m ³ (Complies) Block G, F & E: 3,000m ² / 18,000m ³ (Complies)



BUILDING CODE OF AUSTRALIA ASSESSMENT

SECTION B – STRUCTURE

Part B1 (Structural Provisions)

Structural engineering details prepared by an appropriately qualified structural engineer are to be provided to demonstrate compliance with Part B1 for any required alterations to the existing structural elements in each building. This will include the following Australian Standards (where relevant):

- + AS 1170.0 – 2002: General Principles
- + AS 1170.1 – 2002
- + AS 1170.2 – 2011: Wind Actions
- + AS 1170.4 – 2007: Earthquake Actions
- + AS 1288 – 2006, Glass in Buildings
- + AS 2047-2014: External Glazing
- + AS 3700 – 2018: Masonry Structures
- + AS 3600 – 2018, Concrete Structures
- + AS 4100 – 1998: Steel Structures
- + AS 4600 – 2005: Cold Formed Steel Structures.

SECTION C – FIRE RESISTANCE AND COMPARTMENTATION

Clause & Spec. C1.1 (Fire Resisting Construction)

The proposed works to each of the existing buildings do not impact upon the applicable FRL requirements from Tables 4 & 5 of Spec. C1.1 for Type B & C Construction respectively.

It is noted that the proposed new Class 10a Shed building in the SW corner of the site has a setback of greater than 900mm from the side allotment boundary and in accordance with the applicable provisions of BCA Vol.2 this structure also does not require any fire rated external walls.

Clause C1.9 (Non-combustible Materials)

The non-combustible materials requirements set out in this clause, apply to the works in the Type B Construction buildings on the site only (Gym, Barcelona & SCIL Buildings) and in particular the new external walls to the Gym Level 2 classroom and new portion of external wall to the SCIL Building. Compliance is readily achievable, however details of the proposed non-combustible façade materials, including AS 1530.1 Test Reports and/or Codemark Certificates will need to be provided at CC Application stage demonstrating compliance.

Clause C1.10 (Fire Hazard Properties)

Fire hazard properties for all floor, wall and ceiling linings proposed within each building (and covered learning canopies) are to comply with BCA Specification C1.10 with regard to smoke development rates, critical radiant flux and group ratings. In this instance, the following fire hazard properties apply:

- + Floor linings and coverings must achieve a Critical Radiant Flux of not less than 2.2kW/m² and a maximum smoke development rate of 750 percent-minutes;
- + Wall and ceiling linings are to achieve a material group number as specified in the table below and Smoke Growth Rate Index of not more than 100 or an Average Specific Extinction Area less than 250 m²/kg.

Class of building	Fire-isolated <i>exits</i> and fire control rooms	Public corri- dors	Specific areas	Other areas
				3
Class 5, 6, 7, 8 or 9b <i>schools</i> , Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 9b other than <i>schools</i> , Unsprinklered	Walls: 1 Ceilings: 1	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 9b other than <i>schools</i> , Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3

Note: With respect to a Class 9b school the reference to “Specific areas” in the table above means classrooms.

- + Rigid and flexible ductwork must comply with the fire hazard properties in AS 4254 Parts 1 and 2.
- + Sarking material must achieve a Flammability Index of not more than 5.

Clause C1.14 (Ancillary elements)

A combustible ancillary element (such as sunshades or decorative architectural elements) must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible in the Type B Construction Buildings on site (Gym, Barcelona & SCIL Buildings). Details confirming compliance are to be provided at CC Application stage.

Clause C2.2 (Compartmentation)

The proposed works do not impact upon compliance with the maximum floor area and volume limitations of Table C2.2 in each of the existing buildings.



C2.12 (Separation of Equipment)

Equipment such as the following is required to be fire separated from the remainder of the building by construction achieving an FRL of 120/120/120:

- + Lift motors/control panels;
- + Emergency generators – emergency equipment in emergency mode;
- + Central smoke control plant;
- + Boilers;
- + Battery or batteries installed in the building that have a voltage exceeding 12 volts and a capacity exceeding 200kWh
- + On-site fire pumps

Architectural documentation indicates that compliance is readily achievable as no equipment of the above nature are shown as being included in the proposed scope of works.

Clause C3.2 (Protection of openings)

There are no existing or proposed openings in the external walls of the existing buildings that are subject to compliance with the requirements of C3.2/C3.4.

SECTION D – ACCESS AND EGRESS

Clause D1.2 (Number of Exits)

Each storey of the buildings that are proposed to be altered are served by not less than two (2) exits thereby satisfying the minimum requirements for a Class 9b building, however, further details of the proposed egress locations from the SCIL Building where one of the egress paths is proposed to be enclosed are to be provided with the CC Application – Compliance is readily achievable in this regard.

Clause D1.4 (Exit Travel Distances)

The exit travel distances within the existing buildings are not impacted significantly as a result of the proposed works and as such compliance is readily achievable.

Clause D1.5 (Distance between alternative exits)

The distances between alternative exits within the existing buildings are not impacted significantly as a result of the proposed works and as such compliance is readily achievable.

Clause D1.6 (Dimensions of Exits and paths of travel to Exits)

The unobstructed height throughout an exit or a path of travel to an exit must be not less than 2 metres, except for doorways which may be reduced to not less than 1980mm. In addition, the unobstructed width of an exit or a path of travel to an exit must be not less than 1 metre or the required exit width determined under D1.6. Note: All new doorways must have a minimum clear width of 850mm.

Clause D1.10 (Discharge from Exits)

The path of travel from open space from each of the existing buildings must have an unobstructed width of not less than the minimum width of the required exit or 1 m (whichever is the greater). Where the 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 on grade ramps and/or stairs that comply with BCA Clauses D2.13 and D2.17. Note: Compliance is readily achievable via the new external landscape areas – see further details on stair treads & risers and ramp requirements below.

Clause D2.13 (Treads and Risers)

All proposed new external stairs to the new playground and landscaped areas are to have dimensions in accordance with Table D2.13 below, have solid risers, and are to have contrast nosings throughout in accordance with Clause 11.1 of AS1428.1-2009. Furthermore the stairs are required to be slip resistant in accordance with the requirements of Table D2.14 when tested in accordance with AS4586-2014. Compliance with the above and the following will requirements of D2.13 apply to the proposed new stairways and compliance is considered readily achievable:

- + Stairway must have not more than 18 and not less than 2 risers in each flight.
- + Goings and risers within the stair flights must be constant throughout.
- + Goings and risers are to be in accordance with BCA Table D2.13 as noted below:

	Riser (R)	Going (G)	Quantity (2R+G)
Maximum	190	355	700
Minimum	115	250	550

Clause D2.14 (Landings)

Landings to stairways and ramps in the new external playground areas and landscaping must have a maximum gradient of 1:50 and must comply with the following:



- + Be not less than 750mm long, and where this involves a change in direction, the length is measured 500mm from the inside edge of the landing; and
- + Have a non-slip finish throughout or an adequate non-skid strip near the edge of the landing where it leads to a flight below.

Clause D2.15 (Thresholds)

New doors must not have a ramp or step closer to the door than the width of the door leaf except where opening to open space, where the change in level may be a maximum of 190mm (applying generally to fire isolated exit doors only). Note: See D3 below for thresholds throughout 'Accessible Spaces', including the interface at the balconies, and also the entry/exit doors. Compliance is readily achievable with the above threshold requirements.

Clause D2.16 (Barriers)

Barriers to prevent falls (Balustrades) are to be provided to all stairways, floors, corridors, etc. where the fall to the level below is more than 1m in height. Barriers are to comply with Table D2.16a (where applicable). Details demonstrating compliance are to be included on the CC Application plans.

Clause D2.17 (Handrails)

The new stairways and ramps in the new external playground areas and landscaping must be provided with compliant handrails designed to include:

- + one handrail fixed at a height of not less than 865 mm; and
- + a second handrail fixed at a height between 665 mm and 750 mm (in the Primary School areas).

Furthermore, handrails will require extensions at the top of the stair (minimum of 300mm) and bottom of the stair (minimum of 300mm + 1 tread width) with either a 180° turn-down or be turned 90° back to the wall as per AS1428.1-2009.

Note: Input from an Access Consultant may be required for the stairs within the stepped seating areas to determine appropriate Performance Solutions for handrail design.

Clause D2.20 (Swinging doors)

A swinging door in a required exit or forming part of a required exit must swing in the direction of egress unless it is the only exit serving an area less than 200m². The current design indicates compliance has generally been achieved noting that the final exit doors from each area of the existing buildings that are being altered will need to be nominated on the CC Application plans for confirmation of compliance.

Clause D2.21 (Operation of latch)

This clause is applicable to any proposed new doors in a path of travel to an exit which must be readily openable without a key from the side that faces a person seeking egress and have a single-handed downward action of pushing action on a single device located between 900mm and 1100mm from the floor.

Part D3 (Access for people with Disabilities)

Access for persons with a disability will be required to be provided to all new landscaped areas that contain unique features in each of the playground areas and also within the parts of the existing buildings being modified.

The following matters at a minimum will need to be addressed and although compliance is readily achievable based on the current design, details will need to be included on the CC Application plans:

- + All new doors to and within are required to have a clear width of not less than 850mm and comply with the circulation space requirements under AS 1428.1 - 2009.
- + Where an entry door is proposed to have multiple door leaves (except an automatic opening door) one of the door leaves must have a clear width of not less than 850mm.
- + The door thresholds to external areas cannot contain any step or change in level exceeding 3mm.
- + 30% luminance contrasts are to be provided to all new doorways e.g. contrasting between door leaf & jamb; or door leaf & wall; or architrave & wall; or door leaf & architrave and/or door jamb & adjacent wall.
- + All frameless glass panels or fully glazed doors on an accessway are to be clearly marking in accordance with AS 1428.1/AS1288. In this instance, all frameless glass panel or fully glazed doors, including glazing capable of being mistaken for a doorway or opening, shall be marked with a full width solid non transparent contrast line not less than 75mm wide is
- + Internal and External Walking surfaces to be slip resistant and certification in respect to the slip resistance of any tiles and vinyl will be required at the Occupation Certificate stage to verify compliance with AS/NZS 4586.
- + Every accessible stairway in the new landscaped and playground areas is required to satisfy requirements under Clause 11 of AS 1428.1 – 2009. This includes compliant handrails, tactile indicators, and contrast non-slip stair nosing's between 50 and 75mm deep across the full width of the path of travel. The strip may be set back 15mm from the front of the nosing and must possess a minimum luminance contrast of 30% to the background.
- + All new ramps through the landscaped areas and playgrounds are required to comply with Clause 10.3 and Figure 14 of AS 1428.1-2009, details of which are to be included on the CC Application plans and/or advice from an Access Consultant may be obtained on where appropriate concessions or Performance Solutions may be applied.
- + Handrails are required to both sides of ramps and stairs with 300mm extensions (top) and 1 tread width +300mm extensions (bottom) and full 180 degree turn downs in accordance with Section 11 of AS1428.1-2009.



- + Tactile Ground Surface Indicators are to be provided to all ramps and stairs in the new landscaped areas and playgrounds required to be accessible. In addition, tactile indicators will need to be provided to an accessway meeting a vehicular way adjacent to a pedestrian entry if there is no kerb or kerb ramp.
- + All new door hardware, light switches and GPO's controls are to comply with Sections 13 and 14 of AS1428.1-2009 respectively.
- + Braille tactile signage is to be provided to all new exit doors and all areas that are subject to alterations in the existing buildings.

Disability (Access to Premises – Buildings) Standard 2010

Building work undertaken within an existing building necessitates the application of the Disability Access to Premises Standard (The Standard). In short, the 'affected part' is required to be upgraded, meaning the principal public entrance (PPE) to the building and any part of the building that is necessary to provide a continuous accessible path of travel from the PPE to a new building part.

In accordance with Clause 2.1(4) of the Standard a part of a building is a new part if it is an extension to the building or a modified part of the building which, inter alia, the building work is carried out on behalf of the Crown.

Building work is defined in the EP&A Act 1979 to mean *any physical activity involved in the erection of a building*.

The 'affected part' of a building is defined in subsection 2.1(5) of The Standard as:

- (a) *the principal pedestrian entrance of an existing building that contains a new part; and*
- (b) *any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

Accordingly, as parts of the existing buildings on the site are being modified, the provisions of the relevant Access Codes will apply, for a continuous accessible path of travel from the PPE through to the area of the new work. This upgrade to a path of travel may involve removing steps at a main entrance; upgrading existing ramps gradients and handrails on existing ramps; the provision for passenger lifts for the provision of vertical access to other levels in the building; the increase in width of existing doors; the provision for warning strips to full height glass; the upgrade to existing door hardware; the provision for new threshold ramps at doors, etc. An inspection of the site will be required to determine if an affected part upgrade is necessary prior to the submission of the C Application plans.

SECTION E – SERVICES AND EQUIPMENT

Clause E1.3 (Fire Hydrants)

A fire hydrant system is required to serve a building with a floor area that exceeds 500m², however, the proposed works to the existing building have been reviewed and they do not appear to have any impact on the requirements of E1.3 as they apply to this site.

Fire Hydrant coverage will be required to be reviewed at the CC Application stage to ensure that the new internal works within the existing buildings remain compliant with AS 2419.1-2005.

Clause E1.4 (Fire Hose Reels)

Fire hose reels are not required to serve the existing Class 9b buildings that are proposed to be modified, nor are they required to serve the proposed new shed building.

Clause E1.6 (Portable Fire Extinguishers)

Portable fire extinguishers (PFE) are required to be provided as listed in Table E1.6, to serve the existing buildings being altered in accordance with AS 2444-2001.

Clause E2.2 Smoke Hazard Management

A smoke detection and alarm system is not required to be provided in any of the existing buildings that are being altered as they do not have a rise in storeys greater than 3.

Should a ducted air-handling system (other than non-ducted individual room units <1,000l/s) be designed to serve the existing buildings being modified, the system must be shut down automatically upon the activation of smoke detectors installed complying with Cl. 5 of Spec. E2.2a, i.e. AS1668.1-2015).

Clause E4.2 Emergency Lighting

Emergency lighting is required to be provided to in accordance with AS 2293.1-2005 to the areas of new building works.

Clause E4.5/E4.6 Exit Signs

Exit and directional exit signage is required to be provided to in accordance with AS 2293.1-2005 to the areas of new building works.



SECTION F – HEALTH AND AMENITY

Performance Requirement FP1.4

A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause

- a) Unhealthy or dangerous conditions, or loss of amenity for occupants; and
- b) Undue dampness or deterioration of building elements.

Note 1: There are no Deemed-to-Satisfy provisions for this Performance Requirement in respect to External Walls.

Note 2: Refer to Clause F1.5 for roof coverings.

A Performance Solution is to be provided for any new façade works to the Gym Building, Block G and the SCIL with the Construction Certificate application, either by using:

- + *The Verification Methods in Clause FV1; or*
- + *Other verification methods deemed acceptable by the Certifier; or*
- + *Evidence to support that the use of the material or product, form of construction or design meets the Performance Requirements or the DTS provisions, such as a Certificate of Conformity (eg. CodeMark); or*
- + *By way of Expert Judgement.*

Clause F1.1 (Stormwater drainage)

Stormwater drainage must be installed as per AS 3500.3 -2003 – design certification will be required at CC Application stage.

Clause F1.5 (Roof coverings):

A roof must be covered with

- + Concrete roof tiles complying with AS 2049 and fixed as per AS 2050.
- + Cellulose cement corrugated sheeting complying with AS/NZS 2908.1 and installed as per AS/NZS 1562.2.
- + Metal roof sheeting comply with AS 1562.1
- + Plastic roof sheeting complying with AS/NZS 4256 parts 1, 2 3 and 5 and AS/NZS 1562.3.
- + Asphalt shingles complying with ASTM D3018-90 class A.

Clause F1.6 (Sarking):

Sarking must be installed to roof and walls for weatherproofing to the new façade works in the Gym Building and SCIL Buildings per AS/NZS 4200.1 and 2 - 1994.

Clause F1.13 (Glazed assemblies):

Glazed assemblies in the new external walls of the Gym and SCIL Buildings are required to comply with AS 2047 requirements for resistance to water penetration. All other glazing installations are to comply with AS1288-2006.

Part F2 (Sanitary and Other Facilities)

It is understood that the proposed works will not impact upon the existing student and staff numbers and the proposed works do not include any changes to the existing sanitary facilities within the school, as such no further assessment of Table F2.3 or F2.4 is considered necessary.

Part F3 (Room Heights)

Rooms within the buildings that are being altered are to achieve a minimum floor to ceiling heights as follows:

- + Classrooms and other parts of the assembly buildings which accommodate less than 100 persons — 2.4m;
- + Other parts of the assembly buildings which accommodate more than 100 persons – 2.7m;
- + Corridors serving parts of the building which accommodate less than 100 persons – 2.4m;
- + Corridors that serve parts of the building which accommodate more than 100 persons – 2.7m;
- + Public corridors in the office and admin areas – 2.1m;
- + All bathrooms, sanitary compartments, kitchens, store rooms etc. – 2.1m;
- + Above a stairway, ramp, landing or the like — 2m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like.

Note: Architectural Sections and Elevations will be required to verify compliance with the above requirements at CC Application stage.

Clause F4.1 (Natural Lighting)

Natural light is required to be provided to all general-purpose classrooms within the existing buildings being altered. The windows to the altered classrooms must have an aggregate light transmitting area of at least 10% of the floor area of the room they serve.

In this instance compliance is readily achievable for each of the subject buildings being altered, however, certification of compliance will be required at the CC Application stage.

Clause F4.4 (Artificial Lighting)

Artificial lighting complying with AS/NZS 1680.0-2009 is required where natural light cannot be provided, and the periods of occupation or use will create undue hazard to occupants seeking egress in an emergency from the following:

- + Rooms that are frequently occupied,



- + All spaces required to be accessible,
- + All corridors, lobbies, internal stairways, other circulation spaces; and
- + Paths of egress.

Clause F4.5 (Ventilation of Rooms):

The buildings subject to the proposed alterations are required to be provided with:

- + Natural ventilation consisting of permanent openings, windows, doors or other devices which can be opened in and which achieves an open area not less than 5% of the floor area of the room; or
- + a mechanical ventilation or air-conditioning system complying with AS1668.2; or
- + A combination of the abovementioned natural ventilation and mechanical ventilation/air-conditioning.

In this instance compliance is readily achievable – design certification will be required at CC Application stage.

SECTION J – ENERGY EFFICIENCY

The applicable energy efficiency requirements of Section J to the proposed new building works will be required to be implemented into the design to satisfy the requirements for Climate Zone 5. In this respect, we note that a report from an Energy Efficiency Consultant and/or Consultant design certification will be required at the CC Application stage:

- + J1: Building Fabric – for any new external façade works to the Gym Building, SCIL Building, & Block G;
- + J2: External Glazing - for any new external façade works to the Gym Building, SCIL Building, & Block G;
- + J3: Building Sealing – for any new Doors, windows, roof lights in the building envelope, i.e. to avoid air leakage between air conditioned and non-conditioned spaces
- + J5: Air-conditioning and ventilation systems – for new mechanical ventilation works as applicable
- + J6: Artificial lighting and power – for new lighting and power works as applicable
- + J7: Hot water supply – for new hot water supply works as applicable

Note: BCA Section J requirements with respect to building fabric, building sealing and glazing are only applicable to the parts of the existing buildings where there are proposed changes to the external walls or windows.

CONCLUSION

In view of the above assessment we can confirm that subject to the above measures being undertaken that compliance with the Performance Requirements of the BCA 2019 is readily achievable. In addition, it is considered that such matters can adequately be addressed in the preparation of the CC Application design documentation without giving rise to any inconsistencies with the development consent.

Prepared By,

Dean Goldsmith

Accredited Certifier (BPB Accreditation No.0181)

Director – Blackett Maguire + Goldsmith