



BUILDING CODE OF AUSTRALIA ASSESSMENT REPORT

(NCC 2019 Edition – Amendment 1)

5-7 RAGLAN STREET, MANLY FOR BASIQ



BCA Assessment Report Change of Use for Levels 1 and 2	0	DA Lodgement	Erol Urludag / 8/11/2021	
DOC. NAME	REV.	DESCRIPTION	PREPARED / DATE	SIGNED

INTRODUCTION

1.1 General

The following Building Code of Australia Assessment report has been prepared for Basiq for the use and proposed fitout of levels 1 and 2 for office purposes and change of use from a previous educational facility at 5-7 Raglan Street, Manly. This report is only restricted to levels 1 and 2 only.

1.2 Purpose of the Report

The purpose of this report is to detail all relevant deemed-to-satisfy provisions of the National Construction Code (BCA 2019 - Amendment 1) and to make recommendations to ensure compliance with these provisions for the proposed change of use and fitout for levels 1 and 2 only.

1.3 Report Basis

This report is based on:

- i. The Building Code of Australia 2019 (Amendment 1), inclusive of NSW variations.
- ii. The requirements under the Environmental Planning & Assessment Regulation 2000 for change of use provisions.
- iii. Fire Safety Order issued by Northern Beaches Council dated 17 March 2021.
- iv. BCA compliance report prepared by Building Code Solutions dated 29 November 2020 to address Council's Fire Order.
- v. The architectural drawings prepared by Quattro Architecture, drawing titled Level 1 general arrangement plan, drawing No WD-A-101 Revision A, drawn by MH and drawing titled Level 2 general arrangement plan, drawing No WD-A-102 Revision A, drawn by MH.

1.4 Exclusions

This report does not consider the following except where specifically mentioned:

- i. The Disability Discrimination Act 1992 (Commonwealth).
- i. The requirements of other service providers (i.e. Ausgrid, Sydney Water, Jemena, NBN Co. ...etc.)
- ii. Fire engineering analysis of any matter found not to meet with the deemed-to-satisfy provisions of the BCA.
- iii. Volume 3 of the National Construction Code (Plumbing Code of Australia).
- iv. Structural adequacy of the building and related matters.
- v. The Fire Resistance Level (FRL) or Fire Hazard Indices of existing building elements;

1.5 Site Description

The existing commercial building is located on the corner of Raglan, Whistler and Short Street's. The base building has a rise in storey's of three (3) and has the main street frontage to Raglan Street. An adjoining property occupied by Ausgrid and used as a substation is present to the South.

The base building appears to have been built circa 1986 to previous Ordinance 70 requirements.

The building is served by a single fire isolated stairway and connects to Raglan Street.

At present, the ground floor is occupied by a café (Dolce Terra) and realestate agency (Red Property). The first and second floor storeys are proposed to be occupied by Basiq and be used for office purposes. As stated above the first and second floor storeys were previously occupied by Navitas and used as an educational facility.

The base building is predominantly constructed from external and internal load bearing masonry walls, reinforced concrete floors separating storeys, internal concrete stairway, concrete columns, internal plasterboard walls with glazing and pitched timber frame roof with terracotta tile cladding.

1.6 Environmental Planning & Assessment Regulation Requirements

Clause 93 - Fire safety and other considerations

(1) This clause applies to a development application for a change of building use for an existing building where the applicant does not seek the rebuilding, alteration, enlargement or extension of a building.

(2) In determining the development application, the consent authority is to take into consideration whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.

(3) Consent to the change of building use sought by a development application to which this clause applies must not be granted unless the consent authority is satisfied that the building complies (or will, when completed, comply) with such of the Category 1 fire safety provisions as are applicable to the building's proposed use.

Note—

The obligation to comply with the Category 1 fire safety provisions may require building work to be carried out even though none is proposed or required in relation to the relevant development consent.

(4) Subclause (3) does not apply to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187(6) or 188(4).

(5) The matters prescribed by this clause are prescribed for the purposes of section 4.15(1)(a)(iv) of the Act.

Clause 94 - Consent authority may require buildings to be upgraded

(1) This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where—

(a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or

(ii) to restrict the spread of fire from the building to other buildings nearby.

(c) (Repealed)

(2) In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the *Building Code of Australia*.

(2A), (2B) (Repealed)

(3) The matters prescribed by this clause are prescribed for the purposes of section 4.15(1)(a)(iv) of the Act.

Clause 143 - Fire protection and structural capacity

(1) A certifier must not issue a construction certificate for building work under a development consent that authorises a change of building use unless—

(a) the fire protection and structural capacity of the building will be appropriate to its new use, and

(b) the building will comply with such of the Category 1 fire safety provisions as are applicable to the new use,

assuming that the building work is carried out in accordance with the plans and specifications to which the construction certificate relates and any conditions to which the construction certificate is subject.

(2) Subclause (1)(b) does not apply to the extent to which an exemption is in force under clause 164B, 187 or 188, subject to the terms of any condition or requirement referred to in clause 164B(4), 187(6) or 188(4).

(3) In the case of building work that involves the alteration, enlargement or extension of an existing building in circumstances in which no change of building use is proposed, a certifier must not issue a construction certificate for the work unless, on completion of the building work, the fire protection and structural capacity of the building will not be reduced, assuming that the building work is carried out in accordance with the plans and specifications to which the construction certificate relates and any conditions to which the construction certificate is subject.

(4) This clause does not apply to building work required by a consent authority as a condition of a development consent that authorises a change of building use.

In regards to the abovementioned Clauses the building will be upgraded under the Fire Order and satisfy the above requirements. Note as the previous use was a Class 9b educational facility the Fire Resistance Levels between the previous use and proposed new use remains the same under the BCA/NCC 2019 Amendment No 1.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART A1 - INTERPRETING THE NCC				
Interpreting the NCC	A1.0	Noted.	DTS	Noted. No recommendations.
BCA PART A2 - COMPLIANCE WITH THE NCC				
Compliance with the NCC	A2.0 – A2.4	Noted.	DTS	Noted. No recommendations.
BCA PART A3 - APPLICATION OF THE NCC IN STATES AND TERRITORIES				
State and Territory Compliance	A3.0	Noted.	DTS	Noted. No recommendations.
BCA PART A4 - NCC REFERENCED DOCUMENTS				
NCC Referenced Documents	A4.0 – A4.2	Noted.	DTS	Noted. No recommendations.
BCA PART A5 - DOCUMENTATION OF DESIGN AND CONSTRUCTION				
Documentation of Design and Construction	A5.0 – A5.7	Noted.	DTS	Noted.
BCA PART A6 - BUILDING CLASSIFICATION				
Determining a Building Classification	A6.0 – A6.11	BCA building classifications.	DTS	Class 6 (Ground Floor Storey): Café and Real Estate tenancies Class 5 Proposed use and fitout as an office on levels 1 and 2.
BCA PART A7 - UNITED BUILDINGS				
When Buildings are United	A7.0	BCA provisions applicable to buildings connected through openings in the external walls dividing them.	---	Not applicable.
Alterations in a United Building	A7.1	BCA requirements where buildings cease to be united buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART B1 - STRUCTURAL PROVISIONS – NOT ASSESSED UNDER THIS REPORT				
BCA PART C1 - FIRE RESISTANCE & STABILITY				
Deemed to Satisfy Provisions	C1.0	Specifies DTS means to satisfy Performance Requirements CP1 to CP9.	DTS	Noted. No recommendations.
Type of Construction Required	C1.1 Table C1.1	This Clause stipulates the "Type of Construction" required based on a buildings "Rise in Storeys". See also Clause C2.2 regarding maximum floor area limitation requirements.	DTS	Type B Construction is required based on the building having a rise in storeys of three (3) and the top floor storey being used as an Office building upon DA approval.
Calculation of Rise in Storeys	C1.2	This Clause stipulates how you calculate a buildings "rise in storeys".	DTS	The building has a rise in storeys of three (3).
Buildings of Multiple Classification	C1.3	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.	DTS	Noted. Type B Construction is required as the Classification on level 2 will be Class 5 office upon DA approval.
Mixed Types of Construction	C1.4	Allows mixed types of construction if parts are fire separated.	---	Not applicable.
Two Storey Class 2, 3 or 9c Buildings	C1.5	Gives concession for construction of certain residential buildings.	---	Not applicable.
Class 4 Parts of Building	C1.6	Specified FRLs and separation for Class 4 parts.	---	Not applicable.
Open Spectator Stands and Indoor Sports Stadiums	C1.7	Requirement for construction of spectator stands and stadiums.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Lightweight Construction	C1.8	This Clause stipulates that "lightweight" construction must comply with Specification C1.8 if used.	---	Not applicable.
Non-combustible Building Elements	C1.9	The Clause outlines where non-combustible materials are to be used in buildings.	DTS	Complies Appears to comply based on visual inspection of the building. This is not deemed relevant to the proposed tenancy fitout on levels 1 and 2.
Fire Hazard Properties	C1.10	Clause C1.10 requires materials and assemblies to comply with Fire Hazard Properties as outlined in Specification C1.10.	DTS	To comply as part of future tenancy fitout. Early fire hazard indices of internal fittings and finishes (e.g. carpets, timber flooring, wall and ceiling linings) are to comply as part of the future fitout works. Attention must be given to fire hazard properties when selecting the materials in accordance with the requirements of Clause C1.10 and Specification C1.10 of the Building Code of Australia.
Performance of External Walls in Fire	C1.11	Requirements for tilt up walls and fixings.	---	Not applicable.
---	C1.12	This clause has been deliberately left blank in the BCA.	---	---
Fire-protected timber: Concession	C1.13	The clause outlines concessions for fire - protected timber in Class 2, 3 and 5 buildings.	---	Not applicable.
Ancillary Elements	C1.14	The Clause outlines permitted ancillary elements that may be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible.	DTS	Complies Appears to comply based on visual inspection of the building. Refer to previous comments under C1.9 above.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART C2 - COMPARTMENTATION & SEPARATION				
Deemed to Satisfy Provisions	C2.0	This Clause stipulates that the proposed development complies with BCA Section C Performance Requirements if the deemed to satisfy provisions are met.	DTS	Noted.
Application of Part	C2.1	1) Clauses C2.2, C2.3 and C2.4 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5, an open-deck carpark or an open spectator stand. 2) Clause C2.12(a)(v) does not apply to a Class 8 electricity network substation.	DTS	Noted
General Floor Area & Volume Limitations	C2.2	This Clause stipulates the maximum floor areas and volumes for all classes of buildings and for each type of construction.	DTS	Complies The floor area and volume limitations comply with Type B Construction for all classifications and tenancies. The BCA/NCC prescribes the following floor areas and volumes: Class 6 – maximum floor area – 5000m ² and maximum volume of 30000m ³ . This applies to the ground floor tenancies. Class 5 (proposed use and fitout on levels 1 and 2) - maximum floor area – 5500m ² and maximum volume of 33000m ³ .
Large Isolated Buildings	C2.3	Fire compartments can exceed specified areas and volumes under certain open space, fire protection and vehicular access conditions.	---	Not applicable.
Requirements for Open Spaces & Vehicular Access	C2.4	Conditions applying to vehicular access are required by Clause C2.3.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Class 9a & Class 9c Buildings	C2.5	Additional fire and smoke compartmentation that is required for Class 9a Healthcare and 9c Aged Care buildings.	---	Not applicable.
Vertical Separation of Openings in External Walls	C2.6	This Clause stipulates how vertical separation can be achieved for buildings of Type A Construction.	---	Not applicable.
Separation by Fire Walls	C2.7	This clause stipulates how you achieve fire separation	---	Not applicable.
Separation of Classifications in the Same Storey	C2.8	This clause stipulates how you can treat different classifications in the same storey	DTS	Further Investigations are Required The internal walls that bound the fire isolated stairway at ground floor level require to be fire separated from the Class 6 retail parts with construction having an FRL of not less than 180/120/120. <i>The fire resistance levels and structural integrity of the walls are beyond the scope of this Fire Safety & BCA assessment report.</i> Refer to Clauses C3.12 & C3.15 in regards to fire stopping.
Separation of Classifications in Different Storeys	C2.9	This Clause stipulates how you fire separate classifications in different storeys.	DTS	Complies A concrete slab is provided between the ground floor retail tenancies and the first floor storey. A concrete slab is also provided between levels 1 and 2. <i>The fire resistance levels and structural integrity of the floors are beyond the scope of this Fire Safety & BCA assessment report.</i> Refer to additional comments in Clause C3.12 and C3.15 below.
Separation of Lift Shafts	C2.10	Lift shafts are required in Specification C1.1 (Type A Construction) to achieve an	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
		FRL as stated where lifts are not wholly within an atrium.		
Stairways & Lifts in One Shaft	C2.11	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft.	---	Not applicable.
Separation of Equipment	C2.12	Certain equipment (lift motors, lift control panels, emergency generators, central smoke control plant, boilers, and batteries) must be separated from the remainder of the building with construction achieving an FRL of not less than 120/120/120.	---	Not applicable.
Electricity Supply System	C2.13	Certain electricity supply equipment must be protected with construction of not less than 120/120/120 FRL. Equipment includes: ▪ Electricity substations. ▪ Main switchboards "which sustain emergency equipment operating in emergency mode". ▪ Electricity conductors that supply main switchboard. ▪ Switchboards must also be segregated (where applicable)	---	Not applicable.
Public Corridors in Class 2 & 3 Buildings	C2.14	In a Class 2 or 3 building a public corridor, if more than 40 metres in length must be divided at intervals of not more than 40 metres with smoke proof walls complying with Clause 2 of Specification C2.5.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART C3 - PROTECTION OF OPENINGS				
Deemed to Satisfy Provisions	C3.0	This Clause stipulates that the proposed development complies with BCA Section C Performance Requirements if the DTS provisions are met.	DTS	Noted. No recommendations.
Application of Part	C3.1	Exempts openings such as control joints, weep holes, non-combustible ventilators for sub floor or cavity ventilation, etc, are exempted from protection requirements.	DTS	Noted. No recommendations.
Protection of Openings in External Walls	C3.2	This Clause stipulates that openings less than 3 m from a side or rear boundary or 6 m from the far boundary of a road must be protected.	---	Not applicable.
Separation of External Walls and Associated Openings in Different Fire Compartments	C3.3	Separation required between external openings in different fire compartments.	---	Not applicable.
Acceptable Methods of Protection	C3.4	Acceptable methods of protecting openings in external walls.	---	Not applicable.
Doorways in Fire Walls	C3.5	This stipulates how doorways in fire walls are to be constructed.	---	Not applicable.
Sliding Fire Doors	C3.6	Installation requirements for sliding fire doors.	---	Not applicable.
Protection of Doorways in Horizontal Exits	C3.7	This stipulates how horizontal exits are to be protected.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Openings in Fire Isolated Exits	C3.8	Construction details of doorways leading into fire isolated exits.	DTS	In buildings of this type, the BCA requires that a doorway that opens directly into a fire-isolated stairway is required to be protected with self-closing, --/60/30 FRL fire doors in accordance with AS 1905.1-2015. Fire door frames achieving an FRL of not less than 60/60/60 is also required. Inspection of the building has revealed that fire door sets are installed to the fire-isolated stairway. Refer to photos below. 

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				 Any upgrade works if required to the existing fire doors will be undertaken under the Fire Order.
Service Penetrations in Fire Isolated Exits	C3.9	Services shall not be installed in fire isolated exits, except as permitted in this Clause.	DTS	In buildings of this type, the BCA requires that a fire isolated stairway must not be penetrated by any services other than: - i/ electrical wiring associated only with lighting, detection, security, surveillance or management systems within the exit or for monitoring of hydrant valves; and - ii/ water supply pipes for fire services. This is deemed to be a base building requirement and not related to the proposed fitout for levels 1 and 2.
Openings in Fire Isolated Lift Shafts	C3.10	Construction details of doorways leading into fire isolated lift shafts and construction of lift indicator panels.	---	Not applicable.
Bounding Construction Class 2, 3, & 4 Buildings	C3.11	Stipulates how to protect openings in bounding construction (residential building / parts).	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Openings in Floors & Ceilings for Services	C3.12	Services where passing through fire rated floors and/or walls shall be suitably protected to maintain the FRL of the building element(s) either by the introduction of fire rated shafts and/ or fire stopping / sealing at the penetration.	DTS	To comply under the Fire Order for the existing penetrations and future fitout works where new penetrations are created. The objective of the NCC/BCA is to prevent fire spread between floors via plumbing, electrical or mechanical penetrations. Cast iron, metal and copper pipes are deemed to comply with the NCC/BCA if the pipes are sealed correctly at the slab soffit. PVC pipes require fire collars to prevent the spread of fire to the floor above. The building appears to contain copper and PVC pipes throughout. Inspection of the concrete slab on level 1 has revealed that the copper pipes have not been sealed correctly at the slab soffit. Refer to photos below. 

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				 

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				The photo above shows the pipe penetration to the slab soffit within the ground floor realestate agent tenancy. All existing penetrations will be required to be fire stopped. This is deemed to be a base building issue and will be addressed under the Fire Order. Any new penetrations as part of the future fitout works will require compliance and certification prior to the issue of the Occupation Certificate by the Principal Certifier.
Openings in Shafts	C3.13	Any openings into fire rated service shafts shall be protected in accordance with this Clause.	---	Not applicable.
---	C3.14	This clause has been deliberately left blank in the BCA.	---	---
Openings for Service Installations	C3.15	Services where passing through fire rated floor or walls shall be suitably protected to maintain the FRL of the building element(s).	DTS	Further Investigations are required. Refer to comments above in clause C3.12.
Construction Joints	C3.16	Construction joints shall achieve the same FRL as the building component in which it is installed.	---	Not applicable.
Columns Protected with Lightweight Construction to achieve an FRL	C3.17	Any column protected with lightweight construction should maintain the fire integrity of a building element through which it passes.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
PART C - SPECIFICATION C1.1 - FIRE RESISTING CONSTRUCTION				
Exposure to Fire Source Features	Specification C1.1 Clause 2.1	This Clause stipulates when a building element is exposed to a fire source feature.	---	Not applicable. Structural adequacy and structural integrity have not been assessed under this report.
Fire Protection for a Support of Another Part	Specification C1.1 Clause 2.2	The structural integrity of any part of a building required to have a particular FRL shall not be reduced or undermined by reason of it being supported by a part of the building that does not have at least the same FRL as the part it supports.	---	Not applicable. Structural adequacy and structural integrity have not been assessed under this report.
Lintels	Specification C1.1 Clause 2.3	Details where lintels over doorways or openings require an FRL.	---	Not applicable. Structural adequacy has not been assessed under this report.
Method of attachment not to reduce the fire-resistance of building elements	Specification C1.1 Clause 2.4	The method of attaching or installing a finish, lining, <i>ancillary element</i> or service installation to the building element must not reduce the fire-resistance of that element to below that <i>required</i> .	---	Not applicable.
General Concessions	Specification C1.1 Clause 2.5	Outlines general FRL concessions that can be applied for various building components.	---	Noted. No recommendations.
Mezzanine Floors Concession	Specification C1.1 Clause 2.6	Stipulates that a mezzanine and its supports do not need to achieve a fire rating provided other measures are adopted.	---	Not applicable.
Enclosure of Shafts	Specification C1.1 Clause 2.7	This Clause stipulates how you enclose various shafts both at the top and the bottom.	DTS	Complies A concrete roof is provided to the fire isolated stairway. This is deemed to be a base building issue and not related to the proposed use and tenancy fitout for levels 1 and 2.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Carparks in Class 2 & 3 Buildings	Specification C1.1 Clause 2.8	This Clause allows for a concession to fire rating to carparks in Class 2 and 3 buildings.	---	Not applicable.
Residential Aged Care Building: Concession	Specification C1.1 Clause 2.9	Allows FRL concessions to sprinklered residential aged care buildings.	---	Not applicable.
Type A Fire Resisting Construction	Specification C1.1 Clause 3.1 – 3.10 & Table 3	This Clause and Table outline the Fire Resistance Levels of various building elements for Type A Construction.	---	Not applicable.
Type B Fire Resisting Construction	Specification C1.1 Clauses 4.1 – 4.3	This Clause and Table outline the FRLs of various buildings elements for Type B construction.	DTS	It is assumed that the existing building complies with the fire resistance level requirements for Type B Construction. <i>The fire resistance levels and structural integrity of the building elements are beyond the scope of this Fire Safety & BCA assessment report.</i>
Type C Fire Resisting Construction	Specification C1.1 Clauses 5.1 – 5.2	This Clause and Table outlines the FRLs of various building elements for Type C construction.	---	Not applicable.
PART C - SPECIFICATION C1.8 - STRUCTURE TESTS FOR LIGHTWEIGHT CONSTRUCTION				
Structural Tests for Lightweight Construction	Specification C1.8	This Specification describes the tests to be applied to & criteria to be satisfied by a wall system of lightweight construction that has an FRL.	---	Not applicable.
PART C - SPECIFICATION C1.10 - FIRE HAZARD PROPERTIES				
Fire Hazard Properties	Specification C1.10	This Specification sets out requirements in relation to the fire hazard properties of materials, linings, & surface finishes in buildings.	DTS	<i>(See Clause C1.10 above).</i>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
PART C - SPECIFICATION C1.11 - PERFORMANCE OF EXTERNAL WALLS IN FIRE				
Performance of External Walls in Fire	Specification C1.11	Design considerations for tilt up construction.	---	Not applicable.
PART C - SPECIFICATION C1.13 - CAVITY BARRIERS FOR FIRE-PROTECTED TIMBERS				
Cavity Barriers for Fire-protected Timber	Specification C1.13	This Specification sets out requirements for cavity barriers in <i>fire-protected timber</i> construction.	---	Not applicable.
PART C - SPECIFICATION C2.5 - SMOKE-PROOF WALLS IN HEALTH CARE & AGED CARE				
Smoke Proof-Walls in Health Care & Aged Care Buildings	Specification C2.5	Requirements for smoke-proof walls in Clause 9a and 9c buildings.	---	Not applicable.
PART C - SPECIFICATION C3.4 - FIRE DOORS, SMOKE DOORS, FIRE WINDOWS, & SHUTTERS				
Fire Doors, Smoke Doors, Fire Windows, & Shutters	Specification C3.4	This Specification sets out the requirements for the construction of fire doors, smoke doors, fire windows, and fire shutters.	---	Not applicable.
PART C - SPECIFICATION C3.15 - PENETRATION OF WALLS, FLOORS, & CEILINGS BY SERVICES				
Penetration of Walls, Floors, & Ceilings by Services	Specification C3.15	This Specification sets out prescribed materials and methods of installation for services that penetrate walls, and floors that are required to have an FRL.	DTS	Refer to comments above in Clauses C3.12 & C3.15. New fitout works to comply.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART D1 - PROVISION FOR ESCAPE				
Deem to Satisfy Provisions	D1.0	The Clause stipulates that the proposed development complies with Section D Performance Requirements of the BCA if the deem to satisfy provisions are met.	DTS	Noted. No recommendations.
Application of Part	D1.1	This Clause stipulates that Part D of the BCA does not apply to the internal parts of a sole occupancy unit in a Class 2, 3, or 4 building (or part).	DTS	Noted
Number of Exits Required	D1.2	This Clause outlines the number of exits required from each part of the building.	DTS	Complies
When Fire Isolated Exits are Required	D1.3	This Clause outlines when fire isolated exits are required in buildings.	DTS	Complies.
Exit Travel Distances	D1.4	Travel distances to exits in various building types.	DTS	Architect to Verify Compliance The BCA/NCC requires the following travel distances for levels 1 and 2: (i) no point on a floor must be more than 20 m from the single exit on levels 1 and 2. The travel distance must be taken from the furthest part of the tenancy floor. For level 2 the exit travel distances will need to be taken from the external balconies. The architect shall verify if compliant travel distances are provided on levels 1 and 2. If the travel distances exceed the Prescriptive Provisions of the BCA/NCC a Performance Solution report will be required prior to the issue of the Construction Certificate by the Registered Certifier.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Distances between Alternative Exits	D1.5	Distance between alternative exits to be a maximum of 45 m (Class 2, 3 buildings and Class 9a patient care areas) and 60 m (in all other cases). Exits must not be less than 9m apart.	DTS OR PERFORMANCE SOLUTION REPORT BY ACCREDITED FIRE SAFETY ENGINEER	Does Not Comply – Not Relevant to the proposed fitout on levels 1 and 2. The autosliding door and front main entry door that serves the Red Property tenancy (both being required exits) are spaced less than 9m apart (approximately 2.5m)  It is recommended that a performance solution is prepared by an accredited Fire Safety Engineer. This is deemed to be a base building issue and not deemed relevant to the proposed fitout on levels 1 and 2. This work has been incorporated into the Fire Order.
Dimensions of Exits and Paths of Travel to Exits	D1.6	This Clause details clear dimensions and widths of exits.	DTS	New Fitout works on levels 1 and 2 to comply In buildings of this type, all exits and paths of travel to the buildings exits are to achieve a minimum unobstructed height of not less than 2.0 metres (except the height of a doorway may be reduced to not less than 1980 mm)

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				with a minimum unobstructed width of not less than 1000 mm. The final exit doors that open to the road or open space and including the doors in the path of travel to an exit can be reduced to 750mm in clear width. Note AS1428.1-2009 requires greater door widths of not less than 850mm clear in opening. All doors are recommended to be 920mm door leaves.
Travel via Fire Isolated Exits	D1.7	This Clause details connection into and discharge from fire isolated stairs / passageways.	DTS	Complies.
External Stairways or Ramps in Lieu of Fire Isolated Exits	D1.8	Use of an external stair or ramp instead of a fire isolated stair.	---	Not applicable.
Travel by Non Fire Isolated Stairways or Ramps	D1.9	This Clause outlines how you can utilise an open stair for egress.	---	Not applicable.
Discharge from Exits	D1.10	Clear width and disposition of exit discharges.	DTS	Complies.
Horizontal Exits	D1.11	Use and construction of horizontal exits.	---	Not applicable.
Non-Required Stairways, Ramps or Escalators	D1.12	Non required stairways, ramps and escalators use and permissible storeys connected.	---	Not applicable.
Number of Persons Accommodated	D1.13	Calculation of the number of occupants in each part of a building based on floor area.	DTS	Proposed population numbers are as follows: 36 on Level 1 and 12 on Level 2. Adequate sanitary facilities are provided based on the proposed population numbers.

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Measurement of Distances	D1.14	Details how distances are measured in relation to egress design.	DTS	Noted.
Method of Measurement	D1.15	Details how distances are measured in relation to egress design.	DTS	Noted.
Plant Rooms and Lift Motor Rooms: Concession	D1.16	Egress dispensations in relation to Plant Rooms and Lift Motor Rooms.	DTS	A ladder is provided on level 2 to access the roof top external plant area. The existing ladder has not been assessed for compliance with AS1657 under this report.
Access to Lift Pits	D1.17	Access requirements to lift pits.	---	Not applicable.
Egress from Early Childhood Centres	D1.18	Early Childhood Centres are to be located wholly within a storey that provides direct egress to a road or open space. Excludes Early Childhood Centres containing not more than two (2) storey where the Class 9b Early Childhood Centre is the only use in the building.	---	Not applicable.
BCA PART D2 - CONSTRUCTION OF EXITS				
Deem to Satisfy	D2.0	This Clause stipulates that the proposed development complies with Section D Performance Requirements of the BCA if the deem to satisfy provisions are met.	DTS	Noted. No recommendations.
Application of Part	D2.1	Except for Clauses D2.13, D2.14(a), D2.16, D2.17(d), D2.17(e), D2.18 and D2.24, the deemed-to-satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.	DTS	Noted.
Fire Isolated Stairways & Ramps	D2.2	Structural design of fire isolated stair shafts.	DTS	Complies Structural compliance has not been assessed under this report. The fire isolated stairway is

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				of concrete construction and meets the requirements of the BCA/NCC.
Non Fire Isolated Stairways & Ramps	D2.3	This Clause stipulates how you must construct required open stairs where the rise in storeys of the building exceeds 2.	---	Not applicable.
Separation of Rising & Descending Stair Flights	D2.4	Fire isolated stairways must not connect storeys both above and below street level.	---	Not applicable.
Open Access Ramps & Balconies	D2.5	Construction of open access ramps and balconies in lieu of pressurised stairs.	---	Not applicable.
Smoke Lobbies	D2.6	Construction of smoke lobbies required by D1.7.	---	Not applicable.
Installations in Exits & Paths of Travel	D2.7	Outlines where service installations can be accessed and suitable separation to be incorporated.	DTS	Does Not Comply. Consistent with the Prescriptive Provisions of the BCA/NCC, the main electrical meter room and including the tenancy sub-boards are required to be lined with non-combustible construction or fire protective covering and smoke-sealed in accordance with Clause D2.7(d) of the BCA. This work is relevant to the Fire Order. Any new boards if installed on levels 1 and 2 shall comply with this clause of the BCA/NCC.
Enclosure of Space Under Stairs & Ramps	D2.8	This Clause highlights how you can store under an open stair. Storage under fire isolated stairs is not permissible.	---	Not applicable.
Width of Required Stairways and Ramps	D2.9	This Clause stipulates how stair widths and heights are measured.	---	Not applicable.
Pedestrian Ramps	D2.10	Stipulates how a pedestrian ramp can serve as a required exit.	---	Not applicable.

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Fire-Isolated Passageways	D2.11	Fire isolated passageways to have an FRL of 60/60/60 or that of the fire isolated stair from which it extends.	---	Not applicable.
Roof as Open Space	D2.12	If the roof is considered "open space" then the slab must have an FRL of 120/120/120, and rooflights and the like must be located not less than 3 m from path of travel.	---	Not applicable.
Goings & Risers	D2.13	This Clause stipulates construction of stair treads and risers.	DTS	Does Not Comply The BCA requires the following for the stair riser and goings: Stair Riser (R) – Minimum 115mm and Maximum 190mm in height. Stair Going (G) - Minimum 250mm & Maximum 355mm Quantity (2R+G) - Minimum 550mm & Maximum 700mm Goings and risers throughout each flight are considered constant if the variation between (a) Adjacent risers or between adjacent goings, is no greater than 5mm; and (b) The largest and smallest riser within a flight, or the largest and smallest going within a flight does not exceed 10mm. The following measurements were obtained during our audit: <u>Fire Isolated Stairway</u> Goings -270mm complies Risers – 165mm - Complies Consistent with the Prescriptive Provisions of the BCA/NCC, all stair flights are to be provided with a non-slip finish in accordance with Clause D2.13 of the BCA.

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				A luminance contrast of not less than 30% is required for the stair treads. The treads shall have a minimum width of not less than 50mm and not more than 75mm. A slip resistance classification of not less than P3 is required for the internal stairs in accordance with AS4586 and Table D2.14 of the BCA/NCC. This work is relevant to the Fire Order.
Landings	D2.14	This Clause stipulates construction of landings.	DTS	It is recommended that non-skid finishes to the stairway landing nosing's are installed in accordance with BCA Clauses D2.13 and D2.14. Refer to comments above in Clause D2.13 above. This work is relevant to the Fire Order.
Thresholds	D2.15	This Clause stipulates construction of thresholds to doorways.	DTS	Complies

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Barriers to Prevent Falls	D2.16	Details of height and construction of balustrades to voids, stairs, balconies, etc.	DTS	Does Not Comply Consistent with the Prescriptive Provisions of the BCA/NCC, the internal barrier/balustrade to the fire isolated stairway and external balcony areas on level 2 shall be upgraded to comply with the Prescriptive Provisions of the BCA/NCC. The BCA/NCC requires the following: <u>Fire Isolated Stairway</u> A 300 mm sphere must not be able to pass through any opening or where rails are used- a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like and the opening between rails must not be more than 460 mm. A height of 1m is required at the top floor landing and 865mm at the stair flights. Inspection of the fire isolated stairway has revealed the following non compliances: Height at top floor landing – 865mmmm (Does Not comply as 1m is required). Balustrade height at stair flight – 810mm (Does Not comply as 865mm is required). Balustrade opening –exceeds 150mm at the stair tread and top floor landing (currently 400mm at the landing and 310mm at the stair flight)- (does not comply) Refer to photos below.

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				In addition to the above the balustrades to the external balcony areas on levels 2 shall also be upgraded. At present the balustrade heights are approximately 860mm above the finished floor levels (BCA/NCC requires a height of not less than 1m). Refer to photo below.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				For floors more than 4 m above the surface beneath any horizontal or near horizontal elements between 150 mm and 760 mm above the floor must not facilitate climbing  The existing balustrade/barriers shall be upgraded as recommended above. This work is relevant to the Fire Order.
Handrails	D2.17	Details where handrails need to be incorporated along stairways.	---	Not applicable.
Fixed Platforms, Walkways, Stairways, & Ladders	D2.18	Details compliance with AS 1657 in respect to walkways, stairways and ladders serving machinery rooms, boiler houses, lift motor rooms, plant rooms, and the like.	DTS	A ladder is provided on level 2 to access the roof top external plant area. The existing ladder has not been assessed for compliance with AS1657 under this report.
Doorways & Doors	D2.19	Details how doors serving as required exits are to operate.	DTS	Does Not Comply Consistent with the Prescriptive Provisions of the BCA/NCC, it is recommended that:

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				1) The main entry sliding door is to be certified by an Accredited Fire Safety Practitioner as complying with Clause D2.19(b)(iv)(A) of the BCA/NCC (ie the sliding door 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 2) The main entry sliding door is to be interconnected to the buildings proposed automatic fire detection and alarm system in accordance with Clause D2.19(b)(iv)(B) of the BCA. The auto sliding door must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the <i>fire compartment</i> served by the door.
Swinging Doors	D2.20	Swing doors serving as required exits must swing in the direction of travel, unless it serves a building or part less than 200 m ² .	DTS	Complies The BCA requires that all exit doors in buildings of this type are to swing in the direction of egress from the building. The BCA does provide a concession for smaller tenancies that has a floor area of less than 200m². The doors to the fire isolated stair swing inwards at each consecutive storey and hence compliance is achieved.
Operation of Latch	D2.21	This Clause details hardware / operating requirements for doors in a required exit, forming part of a required exit or in the path of travel to a required exit.	DTS	Does Not Comply. The BCA requires that all exit doors and doors in the path of travel to an exit are to be fitted with single handed action (downward) door hardware positioned at a height of between 900 mm – 1100 mm above finished floor level. Inspection of the buildings exit doors (including the doors in the path of travel to the buildings exits) has revealed that some doors are fitted with non-compliant hardware

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				(i.e. knob type hardware) that may hinder the safe evacuation of persons from the building in the event of fire or other emergency. In addition, the doors that open onto the balconies on level 2 are also required to have compliant latches and must also be capable of being opened from the external balcony side without resorting to a key or alternatively the doors must fail safe in the event of smoke detector activation. Refer to photo below.  The manual control to the power-operated door must be within 2 m of the doorway and clear of a surface mounted door in the open position. Braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device. The manual control shall be lowered to a height of between 900-1100mm above the finished floor level. At present the manual control is positioned at a height of 1360mm above the finished floor level.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	"Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				It is recommended that all required exit doors and the doors in the path of travel to the buildings exits, are to be fitted with complying lever type door hardware in accordance with Clause D2.21 of the BCA and the external balcony doors shall be fitted with fail safe devices or passage sets. This work is relevant to the Fire Order.
Re-entry from Fire Isolated Exits	D2.22	Stipulates whether you can lock a fire stair entry door from the inside.	---	Not applicable.
Signs on Doors	D2.23	Appropriate signage is required to exit doors opening to fire isolated passageways, and stairways.	DTS	Does Not Comply A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on or adjacent to a <i>required</i> fire door providing direct access to a fire-isolated exit. The signs are required on the side of the door that faces a person seeking egress and, if the doors are fitted with a device for holding it in the open position, on either the wall adjacent to the doorway or both sides of the door. This also includes the doors leading from a fire isolated exit to a road or open space, on each side of the door. The signs must be in capital letters not less than 20 mm high in a colour contrasting with the background and state— (i) for an <i>automatic</i> door held open by an <i>automatic</i> hold-open device— "FIRE SAFETY DOOR—DO NOT OBSTRUCT"; or (ii) for a <i>self-closing</i> door— "FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN"; or (iii) for a door discharging from a fire-isolated exit—

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				"FIRE SAFETY DOOR—DO NOT OBSTRUCT" (on both sides of the door) It is recommended that compliant signage is installed to the fire stair doors and final exit discharge door. At present no signage is provided to the doors. Refer to photo below.  Offences signage is also required within the tenancies next to the fire stair doors (mounted on the wall within the corridor side) in accordance with Clause 183 of the Environmental Planning & Assessment Regulation 2000. This work is relevant to the Fire Order.
Protection of Openable Windows	D2.24	This Clause requires protection of window opening.	---	Not applicable.
Timber stairways: Concession	D2.25	This Clause provides concessions for fire-isolated stairways and passageways constructed from fire-protected timbers.	---	Not applicable.

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BCA PART D3 - ACCESS FOR PEOPLE WITH DISABILITIES (Clauses D3.0 – D3.12 & Clause E3.6 of the BCA) In addition to BCA/NCC requirements, disability access within the tenancy shall also comply with AS1428.1-2009 ie circulation spaces within the rooms and in corridors, door latches, luminance contrast of walls and doors etc.				
BCA PART E1 - FIRE FIGHTING EQUIPMENT				
Deemed to Satisfy Provisions	E1.0	This Clause stipulates that the proposed development complies with Section E Performance Requirements of the BCA if the Deemed to Satisfy Provisions are met.	DTS	Noted. No recommendations.
---	E1.1	This clause has been deliberately left blank in the BCA.	---	---
---	E1.2	This clause has been deliberately left blank in the BCA.	---	---
Hydrants	E1.3	This Clause stipulates when fire hydrants are required.	DTS	Further Investigations are required Buildings of this type are required to be served by a fire hydrant system in accordance with Clause E1.3 of the BCA and AS 2419.1–2005. Inspection has revealed that a fire hydrant system has not been provided to serve the building in accordance with Clause E1.3 of the BCA. The nearest street hydrant is located next to the café entry door (corner of Raglan & Short Streets). It is recommended that a hydraulic consultant/accredited fire safety practitioner is engaged to assess the street hydrant for compliance ie coverage, flows and pressures in accordance with Clause E1.3 of the BCA and AS 2419.1–2005.
Fire Hose Reels	E1.4	This Clause stipulates when fire hose reels are required.	---	Not applicable as levels 1 and 2 are Class 5 offices

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Sprinklers	E1.5 & Table E1.5	This Clause stipulates when sprinklers are required.	---	Not applicable
Portable Fire Extinguishers	E1.6 & Table E1.6	This Clause stipulates where extinguishers need to be installed.	DTS	To Comply Portable fire extinguishers are required to the new tenancy fitout on levels 1 and 2 in accordance with Table E1.6 of the BCA and AS 2444-2001.
---	E1.7	This clause has been deliberately left blank in the BCA.	---	---
Fire Control Centres	E1.8	This Clause stipulates when a fire control centre is required.	---	Not applicable.
Fire Precautions during Construction	E1.9	Fire services must be provided and be operational during the construction phase in accordance with Clause E1.9.	---	Not applicable.
Provision for Special Hazards	E1.10	Outlines where special provisions are required certain hazards.	DTS	Not applicable. No known special fire hazards.
BCA PART E1 - SPECIFICATIONS				
Fire Sprinkler Systems	Specification E1.5 & Specification E1.5a	This Specification sets out requirements for the design and installation of fire sprinkler systems.	---	Not applicable.
Fire Control Centres	Specification E1.8	This Specification describes the construction & content of required Fire Control Centres or Rooms.	---	Not applicable.

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BCA PART E2 - SMOKE HAZARD MANAGEMENT				
Deemed to Satisfy Provisions	E2.0	This Clause stipulates that the proposed development complies with Section E Performance Requirements of the BCA if the Deemed to Satisfy Provisions are met.	DTS	Noted. No recommendations.
Application of Part	E2.1	Stipulates where Smoke Hazard Management provisions do not apply.	DTS	Noted. No recommendations.
General Requirements	E2.2, Table E2.2a & E2.2b	Details how compliance is achieved with both Smoke Hazard Management Provisions including treatment of systems that may not be part of the overall Smoke Hazard Management System.	DTS	Does Not Comply – Considered to be a base building issue and relevant to the Fire Order As the building has a rise in storeys of three and Class 5 and Class 6 classifications, the building must be provided with one of the following— 1) An <i>automatic</i> air pressurisation system for the fire-isolated exit in accordance with AS 1668.1; or 2) a zone pressurisation system between vertically separated <i>fire compartments</i> in accordance with AS1668.1, or 3) an <i>automatic</i> smoke detection and alarm system complying with Specification E2.2a; or 4) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5. As part of the Fire Order an automatic fire detection and alarm system will be installed in accordance with Clause 4 of BCA Specification E2.2a & AS1670.1-2018. The automatic fire detection and alarm system is not required to be monitored. At present no smoke hazard management is provided within the building. The building occupant warning system must comply with Clause 7 of BCA Specification

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				E2.2a & Clause 3.22 of AS1670.1-2018 to sound through all occupied areas. The smoke detection system must also shut down the air conditioning system in the event of a fire throughout all parts of the building.
BCA PART E2 - SPECIFICATIONS				
Smoke Detection & Alarm Systems	Specification E2.2a	This Specification outlines the design of various smoke detection and alarm systems.	DTS	Building to Comply. (See Clause E2.2 above)
Smoke Exhaust Systems	Specification E2.2b	This Specification highlights the requirements for mechanical smoke exhaust and zone smoke control systems.	---	Not applicable.
Smoke & Heat Vents	Specification E2.2c	Details use and construction of smoke and heat vents.	---	Not applicable.
BCA PART E3 - LIFT INSTALLATIONS				
Lift Installations	E3.0 – E3.10	These Clauses detail construction and design of lift installations.	---	Not applicable.
BCA PART E4 - VISIBILITY IN AN EMERGENCY, EXIT SIGNS & WARNING SYSTEMS				
Deemed to Satisfy Provisions	E4.0	Specifies DTS means to satisfy performance requirements E4.1 to E4.9.	DTS	Noted. No recommendations.
Emergency Lighting	E4.2 – E4.4	Design and installation requirements for emergency lighting.	DTS	Tenancy fitout works to Comply Buildings of this type are required to be provided with a system of emergency lighting in accordance with Clauses E4.2 and E4.4 of the BCA and AS/NZS 2293.1-2018. It is recommended that the new tenancy fitouts on levels 1 and 2 complies.

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Exit Lighting	E4.5 – E4.8	Design and installation requirements for exit lighting.	DTS	Tenancy fitout works to Comply Buildings of this type are required to be provided with exit signage in accordance with Clauses E4.5, NSW E4.6, E4.8 of the BCA. It is recommended that the new tenancy fitouts on levels 1 and 2 complies.
Early Warning & Intercommunication System (EWIS)	E4.9	This Clause details where an EWIS system is required.	---	Not applicable.

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