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BCA & DDA COMPLIANCE ASSESSMENT REPORT PROPOSED ALTERATIONS & ADDITIONS TO EXISTING CHILDCARE CENTRE BAMBARA ROAD, BELROSE

Report Number & Revision:

MSA0542AA- REV 00

Prepared For:

WARRINGAH COUNCIL

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02.08.2013

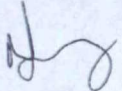
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REVISION STATUS

REV	DATE	STATUS	WRITTEN	CHECKED
00	02.08.13	Issue to Client	 Paul O'Shannassy ASSOCIATE Accredited Certifier / Principal Certifying Authority (Building) Grade A1 (Unrestricted) BPB0825	 Matt Shuter DIRECTOR Accredited Certifier / Principal Certifying Authority (Building) Grade A1 (Unrestricted) MAIBS GradDip (BuildSurv) BASc (EnvHlth&BuildSurv) CertAttain (BuildSurv)

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EXECUTIVE SUMMARY & RECOMMENDATIONS

EXECUTIVE SUMMARY

This report has assessed the design documentation for the proposed alterations and additions to the existing building known as Belrose Children's Centre under the provisions of the Building Code of Australia 2013 (BCA).

It is understood that this report will be submitted to Council, as part of the Development Application for the subject building.

The primary purpose of the report is to assess the proposed/new development works against the BCA and identify any significant non-compliance matters in comparison to the current Deemed-to-Satisfy (DTS) provisions of the BCA.

The table contained in Section 3.0 provides a full schedule of BCA compliance. The proposed development shows a general ability to comply with the deemed-to-satisfy (DTS) provisions of the Building Code of Australia within the constraints of the current design.

There are several clauses however, where compliance cannot be determined from the current plans (i.e. those marked as 'Compliance Required' in Section 3.0 of this report). It should be noted that compliance with these items is not expected to necessitate significant design changes, and therefore can be addressed at Construction Certificate (CC) Stage, e.g. either in the CC architectural plans, or in a BCA Compliance Specification.

Subject to the implementation of the recommendations (as listed in the below, and within Section 3.0 & Attachment A), the proposed development is considered to achieve compliance with the significant design requirements of the current BCA.

RECOMMENDATIONS

#	Clause	Requirement
1	10.5 (AS1428.1-2009	Threshold Ramps The threshold ramp to the main entrance doorway to be modified to meet the requirements of this Clause. Refer to Attachment A for further details
2	Clause 13.3 (AS1428.1-2209)	Circulation Spaces to Doorways Circulation Spaces to Doorways to be provided in accordance with Figure 32. Refer to Attachment A for further details
3	General	Compliance Detail Refer to 'Compliance Required' columns in Section 3 & Attachment A. Details and/or minor design changes should be submitted at Construction Certificate Stage – to demonstrate compliance with these clauses. Note compliance with these requirements is not expected to have a significant impact on the current design

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1.0 INTRODUCTION

This report has assessed the design documentation for the proposed alterations and additions to the existing building known as Belrose Children's Centre under the provisions of the Building Code of Australia 2013 (BCA).

The proposed alterations and additions generally comprise:

- Creation of a meeting room within the existing staff room;
- Extension of the existing courtyard (adjacent the existing staff room) to form a staff kitchen and dining/lounge area;
- Creation of an outdoor meeting/interview area (from the new staff kitchen area);
- Addition of shade structures to rear play areas;
- Minor reconfiguration of external garbage areas including new external paths and access gates.

A BCA Compliance Summary Table has been provided in Section 3.0 identifying non-compliances with the deemed-to-satisfy provisions and provides recommendations to address any identified non-compliance matters.

1.1 Basis of Report

The key basis of this report is to address compliance with the significant requirements of the Building Code of Australia (BCA) 2013 as relevant to the new building works. The scope of services is limited to assessment against Sections C - **Fire Resistance**, Section D - **Access & Egress** and Section E - **Services & Equipment** and Section F - **Health and Amenity**.

Note a Reference to the "BCA" in this report is a reference to the Building Code of Australia 2013

1.2 Assessed Information

This report is based on the following:

- Desktop assessment of Architectural Plans submitted to MSA via email from Warringah Council.
- Site inspection carried out by Paul O'Shannassy of MSA on the 30th of July 2013 (and discussions with David Lodder of Warringah Council)
- The Building Code of Australia (BCA), prepared by the Australian Building Codes Board.
- The Guide to the BCA, prepared by the Australian Building Codes Board.
- Relevant clauses of AS1428.1-2009 "Design for Access and Mobility – Part 1: General Requirements for Access New Building Works" published by Standards Australia.
- Commonwealth Disability (Access to Premises) Standards 2010. This standard typically requires compliance with the BCA and Australian Standards for new works, but also contains additional provisions for the upgrade of existing buildings in which new works are being undertaken.

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1.3 Purpose of Report

The purpose of this report is to assess the following:

- Assessment of the proposed works under the current BCA and detail any significant departures from the BCA (or those which have the ability to affect the current design);
- Provide recommendations to best address any significant departures from the requirements of BCA (Refer to Executive Summary)

1.4 Limitations of Report

- The site inspection was generally limited to the areas of the building affected by the proposed works (with the exception of the rear play area which was not inspected)
- Some requirements of the BCA are recognised as being interpretive in nature. Where these matters are encountered, interpretations are made in accordance with MSA policy. Specific relevant interpretations relevant to this assessment are included in Section 2.0 "BCA Assessment Data".
- Section J Energy Efficiency Assessment is beyond the scope of this report (addressed by BECA)
- Detailed assessment of Part F1 (Damp and Weatherproofing) is beyond the scope of this report.
- Reporting on hazardous materials, OH&S matters or site contamination
- Detailed assessment of any engineering matters – e.g.: structural, electrical, hydraulic, mechanical or fire services
- Heritage significance
- Environmental or planning issues
- Requirements of statutory authorities
- Provision of any Construction Certification under Part 4A of the Environmental Planning & Assessment Act 1979
- This assessment considers the proposed works only, and the impact of the proposed works on the existing building in terms of BCA compliance. It should be noted that Council may impose BCA upgrade conditions on the Consent under Clause 94 of the Environmental Planning & Assessment Regulation 2000.
- In terms of compliance with the Access to Premises Standard, the affected part is considered to be the 'the principal pedestrian' and the path of travel from the entrance to the new parts.
- Where the Department of Community Services (DOCS) requirements conflict with BCA or DDA requirements, the DOCS's requirements (e.g. in terms of security gates and heights of latching devices), it is considered that DOCS's requirements should take precedence.

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2.0 BCA ASSESSMENT DATA

The following BCA assessment data is relevant to the proposal under the current BCA.

BCA Building Classification	9b (Childcare Centre)
Rise In Stories	1
Type of Construction	Type C
Effective Height	Less than 12m
Floor Area Limitations for Type of Construction	The building is assumed to comprise a single fire compartment. The additional floor area and volume created by the new works will not cause the existing building to exceed the limitations set by Table C2.2 (relevant for Type C construction)

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3.0 BCA ASSESSMENT

The following Table 3.0 identifies the significant non-compliances and constraints applicable to the current design when assessed against the requirements of the BCA:

BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational	Compliance Required	COMMENTS
SECTION B STRUCTURE				
Part B1 Structure			X	All buildings and structures should be designed by appropriately qualified structural engineers in accordance with Part B1 of the BCA and AS 1170 (SAA Loading Code), AS 1684, AS 1720, AS 2870, AS3600, AS4100 and/or other relevant structural codes. <i>Certification to this effect is required (at CC Stage)</i>
Clause B1.4 Glazing			X	All new glazing must be selected and installed in accordance with AS2047 & AS1288. <i>A plan or spec notation to this effect is required. (at CC Stage)</i>
SECTION C FIRE RESISTANCE				
Part C1 Fire Resistance & Stability				
C1.1 Type of Construction Required	X			The building elements are required to meet the requirements of Type C construction under BCA Specification C1.1. <i>The new building elements (floor, roof, internal & external walls) are not required to achieve a FRL under Table 5 of Specification C1.1 (noting that the new external walls are located more than 3m from a 'fire source feature').</i>
C1.2 Calculation of Rise In Stories			X	The building will has a rise in storeys of 1 (not changed by proposed development)
C1.3 Buildings of Multiple Classifications			X	Building is all one classification
C1.4 Mixed Types of Construction			X	The building will be of Type C construction throughout
C1.5 Two Storey Class 2, 3 or 9 buildings			X	Not applicable to proposed development
C1.6 Class 4 Parts			X	The building contains no class 4 parts
C1.7 Open Spectator Stands			X	The building is not an open spectator stand
C1.8 Lightweight Construction			X	There is no lightweight construction proposed subject to this clause.
C1.9 -			X	Clause deleted
C1.10 Fire Hazard Properties			X	Fire hazard properties must comply with C1.10 for floor, wall and ceiling linings, or be considered non-combustible. <i>Details to be provided at CC Stage</i>
C1.11 Performance of External Walls in Fire			X	The proposed design does not contain tilt-up panels

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BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational	Compliance Required	COMMENTS
C1.12 Combustible materials		X		Noted - Informational clause only
Part C2 Compartmentation & Separation				
C2.2 General Floor Area & Volume Limitations	X			Floor areas and volumes of fire compartments are less than the maximum allowed for Type C construction.
C2.3 Large Isolated Buildings Note requirements of NSW C2.3		X		The building is not considered to be a 'large isolated building'
C2.4 Requirements for Open Space		X		As above
C2.5 Class 9a & 9c Buildings Note requirements of NSW C2.5		X		The building is not a Class 9a or 9c building
C2.6 Vertical Separation of openings in external walls		X		The building is not required to be of Type A Construction
C2.7 Separation by Fire Walls		X		Fire walls are not required in the proposed development.
C2.8 Separation of Classifications in the same storey		X		The building only contains one classification
C2.9 Separation of Classifications in different stories		X		The building is only single storey.
C2.10 Separation of lifts shafts		X		There are no lift shafts proposed
C2.11 Stairways and lifts in one shaft		X		As above
C2.12 Separation of Equipment		X		There is no equipment proposed which is subject to this clause.
C2.13 Electrical Supply		X		There is no equipment proposed which is subject to this clause.
C2.14 Public corridors in Class 2 & 3 Buildings		X		There are no class 2 parts proposed
Part C3 Protection of Openings				
C3.2 Protection of openings in external walls Note NSW C3.2 ((a) deleted)		X		Openings in external walls which are located less than 3m from a fire source feature must be protected in accordance with Clause C3.4. The proposed new external walls are located more than 3m from a fire source feature; therefore the openings are not required to be protected under this clause.
C3.3 Separation of external walls and associated openings in different fire compartments		X		It is assumed that the building comprises a single fire compartment.
C3.4 Acceptable Methods of Protection		X		Noted - informational only.
C3.5 Doorways in Fire Walls		X		There are no fire walls proposed
C3.6 Sliding Fire Doors		X		There are no sliding fire doors proposed

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BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational	Compliance Required	COMMENTS
C3.7 Protection of Doorways in horizontal exits		X		No horizontal exits proposed
C3.8 Openings if fire isolated exits		X		There are no 'required fire isolated exit's
C3.9 Service Penetrations in fire-isolated exits		X		There are no 'required fire isolated exit's
C3.10 Openings in Fire isolated lift shafts		X		There are no lift shafts proposed
C3.11 Bounding Construction Note NSW C3.11 Bounding Construction: Class 2, 3, 4 and 9b buildings		X		The building is not subject to this clause.
C3.12 Openings in floors and ceilings for services		X		The floors and ceilings in the proposed development are not required to achieve a FRL; therefore service penetrations are not required to achieve a FRL.
C3.13 Openings in Shafts		X		There are no shafts proposed.
C3.14		X		Blank clause
C3.15 Openings for Service Installations		X		The floors and ceilings in the proposed development are not required to achieve a FRL; therefore service penetrations are not required to achieve a FRL.
C3.16 Construction Joints		X		The new building elements are not required o achieve a FRL, therefore construction joints are in the new parts are not required to comply with this clause.
C3.17 Columns protected in lightweight construction to achieve FRL		X		There are no columns proposed that are subject to this clause
SECTION D ACCESS & EGRESS				
Part D1 Provision for Escape				
D1.2 Number of Exits required Note NSW D1.2	X			D1.2 requires that at least 2 exits be provided from the storey. The existing building complies in this regard. The proposed works do not reduce the number of exits currently available.
D1.3 When Fire Isolated exits are required		X		Fire isolated exits are not required to be provided as a result of the new works.
D1.4 Exit Travel Distances	X			Travel distances from the new internal parts are in accordance with this clause (i.e. there are no points on the floor of the new parts that are more than 20m from an 'exit'.
D1.5 Distance Between Alternate Exits Note NSW D1.6		X		The proposed works do not alter the location of exits, or affect the distance between existing alternative exits.
D1.6 Dimensions of Exits and paths of Travel to Exits	X			Exits and paths of travel to exits are required to be unobstructed for a width of no less than 1000mm wide and a height of no less than 2000mm – see D1.2.7 also. The exit doors are required to be not less than 750mm clear (note wider door clearances are

BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational Compliance Required	COMMENTS
			required under Part D3) The dimensions as shown on the proposed plans would typically satisfy the requirements of this Clause.
D1.7 Travel via Fire Isolated Stairs		X	There are no fire isolated stairs in the proposed development.
D1.8 External Stairways or ramps in lieu of Fire Isolated Stairs		X	There are no external stairs being used in lieu of fire isolated exits
D1.9 Travel by non-fire-isolated stairs		X	There are no non-fire –isolated stairs in the proposed development.
D1.10 Discharge from Exits Note NSW D1.10			X The discharge of exits is generally not affected by the proposed works. It is noted that some minor works to the surface of the external path to the street may be required to satisfy access requirements to satisfy the Disability (Access to Premises) Standard 2010, these works will not affect compliance with this clause.
D1.11 Horizontal Exits		X	There are no horizontal exits relied upon for the purposes of this assessment
D1.12 Non-required stairways, ramps or escalators		X	There are no 'non-required' stairs or ramps
D1.13 Number of Persons Accommodated Note NSW Table D1.13 Area per person according to use		X	Informational clause only.
D1.14 Measurement of Distances		X	Informational clause only
D1.15 Method of Measurement		X	Informational clause only
D1.16 Plant Rooms and lift Motor Rooms: Concession		X	Informational clause only
Part D2 Construction of Exits			
D2.1 Application of Part Note NSW D2.1		X	Informational clause only
D2.2 Fire-Isolated stairways and ramps		X	There are no required fire isolated stairs
D2.3 Non-fire Isolated stairways and ramps		X	There are no non-fire isolated stairs or ramps proposed.
D2.4 Separation of Rising and Descending Stairs		X	There are no required fire isolated stairs
D2.5 Open Access ramps and balconies		X	There are no open access ramps or balconies required to be provided for smoke hazard management
D2.6 Smoke Lobbies		X	Smoke lobbies are not required to be provided
D2.7 Installations in Exits and Paths of Travel		X	Electrical distribution and telecommunications, boards etc. where located in a path of travel to an exit, must be enclosed in non-combustible construction, with openings suitably smoke sealed. <i>There is no such equipment currently nominated on the plans.</i>
D2.8 Enclosure of Space Under Stairs and ramps		X	There are no such enclosures indicated on the plans

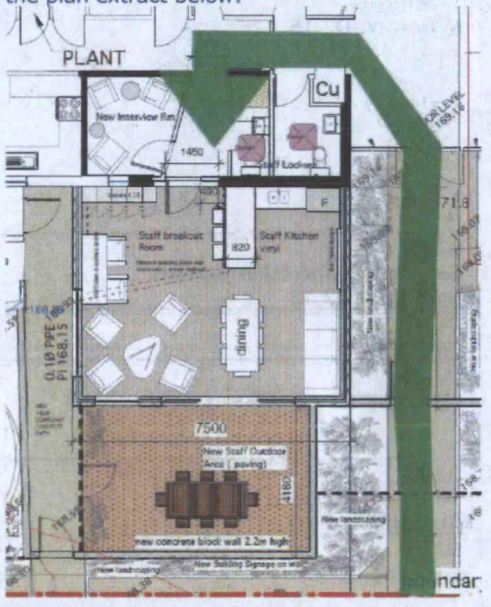
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BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational Compliance Required	COMMENTS
D2.9 Width of Stairs		X	Informational clause only
D2.10 Pedestrian Ramps		X	There are no ramps proposed.
D2.11 Fire-Isolated Passageways		X	There are no required fire-isolated passageways
D2.12 Roof as Open Space		X	The roof of the building is not being used as open space.
D2.13 Goings & Risers Note NSW D2.13		X	There are no stairs proposed.
D2.14 Landings		X	Landings not required in the proposed new works.
D2.15 Thresholds Note NSW D2.15	X		The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of a doorway (unless the door opens to a road or open space or a balcony, in which case the step must not exceed 190mm) It is understood that the step between the internal dining/kitchen areas and the outdoor staff area, will be minimal – as to allow wheelchair access.
D2.16 Balustrades and other Barriers Note NSW D2.16		X	Balustrades not required to be provided to the new areas
D2.17 Handrails		X	Handrails not required to be provided to the new areas.
D2.18 Fixed Platforms, walkways and ladders		X	Informational clause only noting fixed platforms, walkways and ladders for access can be in accordance with AS1657 top service areas.
D2.19 Doorways & Doors Note NSW D2.19	X		Swinging or sliding doors have are proposed as required.
D2.20 Swinging Doors	X		The final egress doors swing in the direction of egress as required.
D2.21 Operation of Latch Note NSW D2.21			X All exit doors and doors in a path of travel to an exit must be readily operable without a key from the side that faces a person seeking egress by a single handed downward action or pushing action on a single device which is located between 900mm and 1100mm above the floor. <i>Details to be provided at CC stage – Note additional door hardware requirements in Part D3</i>
D2.22 Re-entry from Fire isolated exits		X	There are no fire isolated exits required.
D2.23 Signs on Doors		X	Signage generally not required to be provided to doors under this clause.

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BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational Compliance Required	COMMENTS
Part D3 Access for People with Disabilities			
D3.1 General Building Access Requirements			X New parts - Access in accordance with AS1428.1-2009 is required to be provided within all parts normally used by the occupants. Existing building - The 'affected part' must also be upgraded to comply with the requirements of the Disability (Access to Premises) Standard 2010. This part include the path of travel from the street boundary through the main entrance and to the new parts - shown highlighted in the plan extract below:  Refer to Attachment A for detailed assessment of AS1428.1 compliance.
D3.2 Access to Buildings			X An access way must be provided to the building from - the main points of pedestrian entry at the allotment boundary - from another accessible building connected by a pedestrian link - any accessible carparking space on the allotment Refer to Attachment A for detailed assessment of AS1428.1 compliance.
D3.3 Parts of building to be accessible			X Refer to Attachment A for detailed assessment of AS1428.1 compliance.
D3.4 Concessions		X	The concessions granted by this clause are generally not applicable to the subject development.
D3.5 Accessible Carparking		X	There is no carparking proposed.

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BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational Compliance Required	COMMENTS
D3.6 Signage		X	There are no facilities proposed as part of the proposed development.
D3.7 Hearing Augmentation		X	There is no hearing augmentation required or proposed (assumed)
D3.8 Tactile Indicators		X	Tactile indicators typically not required in the new parts of the affected part
D3.9 Wheelchair seating spaces in Class 9b assembly buildings		X	There are no class 9b parts proposed subject to this clause
D3.10 Swimming Pools		X	There are no pools proposed
D3.11 Ramps		X	There are no ramps subject to this clause
D3.12 Glazing On Accessways			X Refer to Attachment A for detailed assessment of AS1428.1 compliance.
SECTION E SERVICES & EQUIPMENT			
Part E1 Fire Fighting Equipment			
E1.3 Fire Hydrants			X As the floor area of the existing building is considered over 500m ² , the building is assumed to be provided with (Street) Fire Hydrant coverage. <i>Prior to the issue of the Construction Certificate, it must be confirmed that the existing fire hydrant system can provide coverage to the new parts.</i>
E1.4 Fire Hose Reels			X <i>Prior to the issue of the Construction Certificate, it must be confirmed that the existing fire hose reel system can provide coverage to the new parts</i>
E1.5 Sprinklers		X	The building is not required to be provided with sprinkler coverage.
E1.6 Portable Fire Extinguishers			X Required: portable fire extinguishers must be provided throughout in accordance with AS2444-2001. <i>It is recommended that an extinguisher be provided in the kitchen area to cover Class F fires - details to be provided prior to the issue of a Construction Certificate</i>
E1.8 Fire Control Centre		X	A fire control centre is not required to be provided in the subject building.
E1.9 Fire Precautions during construction			X Required: PFE coverage required during construction
E1.10 Provision for Special Hazards		X	It is assumed that the building will not incorporate any additional hazards
Part E2 Smoke Hazard Management			
E2.2 General Requirements Note: NSW Table E2.2b Specific Provisions Note NSW Specification E2.2a Smoke Detectors and Alarms Systems			X The proposed works do not necessitate additional smoke hazard management. If ducted mechanical ventilation is proposed, then the system must be connected to the smoke detection system and automatically shut-down in the event of alarm activation. <i>Details to be provided at construction</i>

BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational	Compliance Required	COMMENTS
				certificate stage (where relevant)
E2.3 Provision for Special Hazards		X		It is assumed that the building will not incorporate any additional hazards
Part E3 Lift Installations				
E3.2 Stretcher Facility in Lifts		X		There are no lifts proposed
E3.3 Warning Against the use of lifts in Fire		X		
E3.4 Emergency Lifts		X		
E3.5 Landings		X		
E3.6 Passenger Lifts		X		
E3.7 Fire Service Controls		X		
E3.8 Aged Care Buildings		X		
Part E4 Emergency Lighting, Exit Signs and Warning Systems				
E4.2 Emergency Lighting Requirements			X	Emergency lighting should be extended throughout the new parts in accordance with AS2293.1-2005 Details to be provided at CC stage.
E4.3 Measurement of Distance		X		Informational
E4.4 Design and Operation of Emergency Lighting			X	See E4.2.
E4.5 Exit Signs			X	Exits signs are generally not required to be provided to the new parts under this clause.
E4.6 Direction Signs NSW E4.6 Direction Signs			X	Where an exit is not apparent to an occupant, directional signage is required to be installed. It is recommended that an exit sign be provided above the proposed sliding door leading to the main internal corridor. Details to be provided at CC stage.
E4.7 Class 2 & 3 Buildings & Class 4 Parts: Exemption		X		The exemptions allowed by this clause not applicable to the proposed development.
E4.8 Design & Operation of Exit Signs			X	Compliance Required to AS2293.1-2005
E4.9 Sound Systems and Intercom Systems for Emergency Purposes			X	A sound system and intercom system for emergency purposes is not required to be provided in the subject building.
SECTION F HEALTH & AMENITY				
Part F1 Damp & Weatherproofing				
F1.1 Stormwater Drainage			X	Details demonstrating compliance with this Part will be required at CC stage.
F1.5 Roof coverings			X	
F1.6 Sarking			X	

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F1.7 Waterproofing of wet area			X	
F1.9 Damp-proofing			X	
F1.10 Damp-proofing of floors on the ground			X	
F1.11 Provision of Floor Wastes			X	
F1.12 Sub Floor Ventilation			X	
F1.13 Glazed Assemblies			X	
Part F2 Sanitary & Other Facilities				
F2.1 Facilities in residential buildings		X		There are no residential parts proposed
F2.2 Calculation of number of occupants and fixtures		X		It is noted that there are no additional occupants proposed to be accommodated by the proposed development.
F2.3 Facilities for Class 3 to 9 Buildings		X		It is noted that there are no additional occupants proposed to be accommodated by the proposed development, furthermore no existing facilities are proposed to be deleted.
F2.4 Facilities for People with Disabilities		X		There are no facilities proposed
F2.5 Construction of Sanitary Compartments		X		As above
F2.6 Interpretation: Urinals and washbasins		X		Noted
F2.7 Microbial Control Note NSW F2.7 (Clause Deleted)		X		Clause Deleted in NSW
Part F3 Room Sizes				
F3.1 Height of Rooms and other spaces			X	2400mm required to habitable rooms and 2100mm to non-habitable including sanitary compartments. <i>Fully dimensioned plans will need to be provided at CC stage.</i>
Part F4 Light & Ventilation				
F4.1 Provision of natural light		X		Natural light is not required to be provided to the subject parts. (as the new rooms do not comprise playrooms or the like)
F4.2 Methods and extent of natural lighting		X		As above
F4.3 Natural light borrowed from adjoining room		X		Borrowed natural light is not currently required to be provided to the building
F4.4 Artificial lighting			X	Artificial lighting must be provided in accordance with this Clause and the requirements of AS1680.0 <i>Details to be provided at CC stage.</i>
F4.5 Ventilation of Rooms Note NSW F4.5			X	Any rooms occupied by a person for any purpose must be provided with either natural or mechanical ventilation in accordance with AS1668.2-1991. Particular attention should be paid to the enclosed in TABLE 10.9999

BCA DEEMED-TO-SATISFY PROVISION	Complies Does Not Comply	NA or Informational	Compliance Required	COMMENTS
				<i>Details to be provided at CC stage.</i>
F4.6 Natural Ventilation			X	Informational - Natural ventilation (if relied upon) must constitute 5% of the floor area of the area serving and open to a suitable outdoor, covered open area or adjacent shared room with suitable natural ventilation openings. <i>Details to be provided at CC stage.</i>
F4.7 Ventilation borrowed from adjoining room		X		If ventilation is borrowed from an adjoining room, the adjacent room must have a ventilating area that is 5% of all rooms being served. It appears that the building will not rely on 'borrowed' natural ventilation.
F4.8 Restriction of position of water closets and urinals	X			The sanitary compartments open to an area that is acceptable under this clause without the need for an airlock (also noting that some enclosed bathrooms will need to be provided with a mechanical exhaust system)
F4.9 Airlocks		X		See comments in Clause 4.8 above.
F1.11 Carparks		X		There are no carpark proposed
F4.12 Kitchen local exhaust		X		There are no commercial kitchen proposed
SECTION J ENERGY EFFICIENCY				
ENERGY EFFICIENCY & BASIX CERTIFICATE			X	Energy Efficiency Consultant to review – MSA recommends BECA paul@beca.net.au

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5.0 CONCLUSION

This report has assessed the design documentation for the proposed alterations and additions to the existing building known as Belrose Children's Centre under the provisions of the Building Code of Australia 2013 (BCA).

The table contained in Section 3.0 provides a full schedule of BCA compliance. The proposed development shows a general ability to comply with the deemed-to-satisfy (DTS) provisions of the Building Code of Australia within the constraints of the current design.

There are several clauses however, where compliance cannot be determined from the current plans (i.e. those marked as 'Compliance Required' in Section 3.0 of this report). It should be noted that compliance with these items is not expected to necessitate significant design changes, and therefore can be addressed at Construction Certificate (CC) Stage, e.g. either in the CC architectural plans, or in a BCA Compliance Specification.

Subject to the implementation of the recommendations (as listed in the Executive Summary, and within Section 3.0 & Attachment A), the proposed development is considered to achieve compliance with the significant design requirements of the current BCA.

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ATTACHMENT A – AS1428.1 Accessibility Compliance

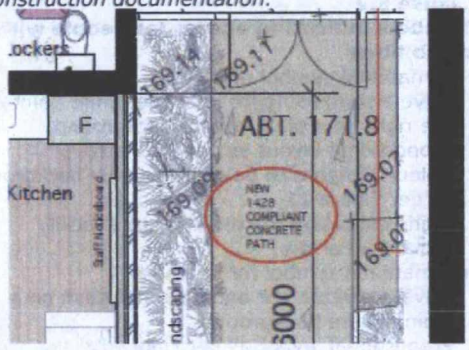
TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
AS1428 PART 1 - 2009				
GENERAL REQUIREMENTS FOR ACCESS – NEW BUILDING WORK				
PART 6				
CONTINUOUS ACCESSIBLE PATHS OF TRAVEL				
Clause 6.1 General Continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door or other impediment.	X			The path of travel to and within the new part (and affected) part complies with this clause.
Clause 6.2 Heights of a continuous accessible path of travel Minimum unobstructed height of accessible path of travel to be 2.0m or 1.98m at doors	X			The heights of the accessible paths are generally in accordance with this clause.
Clause 6.3 Width of a continuous accessible path of travel Minimum unobstructed width of accessible path of travel to be 1.0m. Fixtures and fittings, including skirtings not to intrude.	X			The widths of the accessible paths are generally in accordance with this clause.
Clause 6.4 Passing space for wheelchairs Passing space for 2 persons using wheelchairs to be min 1.8m width and 2.0m length	X			
Clause 6.5 Circulation space for wheelchair turn Circulation space for wheelchair turn on gradients no steeper than 1 in 40: - 60° to 90° – 1.5m x 1.5m with splay, - 30° to 60° – 0.5m x 0.5m internal splay, - 90° to 180° – 2.07m long x 1.54m wide.	X			It is considered that the proposed interview room should allow for an 180 degree turn (complies)
Clause 6.6 Visual indicators on glazing - All frameless or fully glazed doors and sidelights including any glazing capable of being mistaken for a doorway or opening shall be clearly marked for their full width with a solid contrasting line not less than 75mm wide at a height of between 0.9m and 1.0m above finished floor level. - Contrasting line to be min. 30% luminance contrast when viewed against surface within 2m of the glazing on the opposite side.			X	Details showing compliance to be included on the construction documentation.
PART 7				
FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVELS AND CIRCULATION SPACE				
Clause 7.1 General A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface, which is traversable by people in wheelchairs or with an ambulant or sensory disability.			X	Details to be included on the construction certificate documentation.

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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
Clause 7.2 Construction tolerances for abutment of surfaces Abutment of surfaces to have smooth transitions with design of 0mm. Construction tolerances of 0 +/- 3mm vertical and 0 +/- 5mm where edges are beveled or rounded. Raked pavers to comply with Figure 7.			X	Details to be included on the construction documentation. It is noted that the existing pavers to the external access path leading to the main entrance would not comply with this clause.  It is noted however that the plans indicate that a compliant path will be provided as part of the proposed works – details to be provided construction documentation. 
Clause 7.3 Changes in levels Vertical change of not more than 5mm between two surfaces is permissible.			X	Vertical changes in level >5mm are not proposed
Clause 7.4 Fixed or recessed soft floor coverings - Carpets or soft materials to have max pile height of 6mm on base height of 4mm, with exposed edges of floor coverings fastened to the floor, trim along the entire length of exposed edges with a vertical face no higher than 3mm or rounded bevelled edge no higher than 5mm, or 1:8 gradient to a max 10mm. - Recessed matting to have no surface of more than 3mm if vertical or 5mm if rounded or bevelled, including a fully depressed mat or carpet			X	Details to be included on the construction documentation (should carpet be proposed)
Clause 7.5 Grates Grates to have circular openings no greater than 13mm and slotted openings no greater than 8mm wide in the direction of travel or 13mm when perpendicular.			X	NA

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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
PART 8				
SIGNAGE				
Clause 8.1 Forms of signs Where required, raised tactile and/or Braille: - Unisex accessible sanitary facilities identified with internal symbol for access and male/female symbols, - Unisex accessible sanitary facilities identified with letters LH or RH to indicate transfer side onto WC pan (20mm font), - Entry doors to airlocks serving multiple facilities to have a symbol identifying all facilities within, - Elements of a sign to be set out singularly, or in a modular form, - Elements of a sign arranged horizontally or vertically (words horizontally only), - English words between 1.2m and 1.6m, - Sanitary compartments for people with ambulant disabilities as per Figure 9(f).			X	Signage not required in the new parts or affected parts.
Clause 8.2 Symbols indicating access for people with disabilities International symbol of access: - Have a stylized figure in a wheelchair point to the right on a plain square background, - Proportional layout as per Figure 10, - Colour of figure to be white on blue background as per Figure 11, - Signs indicating the direction to a facility require an arrow. International symbol for deafness: - Have a stylized ear and diagonal slash on a plain square background, - Proportional layout as per Figure 12, - Colour of symbol to be white on blue background as per Figure 11.			X	As above
PART 9				
TACTILE GROUND SURFACE INDICATORS (TGSIs)				
Clause 9 TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1.			X	TGSIs not required in new parts or affected parts
PART 10				
WALKWAYS, RAMPS AND LANDINGS				
Clause 10.1 General Walkways ramps and landings shall: - Have sharp transitions between planes of landings and ramps, - Landings provided at all direction changes as per Clause 10.8 below, - Landings or circulation space provided at every doorway, gate or similar opening, - Walkways and landings shallower than 1:33 require camber or crossfall no steeper than 1:40 to shed water. Bitumen surfaces no steeper than 1:33.			X	NA - no walkways proposed

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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
Clause 10.2 Walkways Walkways shall comply with the following: - Surface abutting the sides to provide firm and level surface of a different material at the same level of the walkway, at the same grade for min. 600mm unless provided with a kerb, kerb rail and handrail or wall of min. 450mm high, - Landings at top and bottom and at: - o 25m intervals or less for 1:33, - o 15m intervals or less for 1:20, - On landings required for walkways shallower than 1:33 - Intervals for landings may be increased by 30% where at least one side of the walkway is bounded by kerb or kerb rail with handrail or wall and handrail.			X	The proposed external concrete paths are considered to be 'walkways' and must be designed and constructed in accordance with this clause. The gradient must be confirmed as being not steeper than 1:20. <i>Details to be included on the construction documentation</i> It is noted that the length of each walkway is less than 15m
Clause 10.3 Ramps Ramps shall comply with the following: - Max 1:14 for ramps exceeding 1.9m, - Gradient constant throughout with max. 3% tolerance and max 1:14 gradient, - Landings at top and bottom and at: - o 9m intervals or less for 1:14, - o 15m intervals or less for 1:20, - Change in direction to have 90o angle of approach as per Figure 13, - Handrails on each side as per Clause 12, - Set back min. 0.9m from boundary, - Intersections at internal corridors to be set back min. 0.4m, - Handrails to extend min. 300mm horizontally past transition point at top and bottom, except where inner handrail is continuous at intermediate landings, - Kerbs and kerb rails on both sides at min. height of 65mm, not be between 75mm and 150mm high and have no gaps or slots greater than 20mm within the range of 75mm to 150mm, - Kerbs and kerb rails to be located so that ramp-side face is either flush or no greater than 100mm away from handrail (Figure 19), min. 150mm high if handrails has vertical posts (Figure 19 a, b, c), and be min. 200mm between 65mm-75mm kerb to support posts (Figure 19 d).			X	NA – no ramps proposed
Clause 10.4 Curved walkways, ramps, and landings Curved walkways, ramps and landings shall: - landings to comply with Clause 10.8, - length measured horizontally on centre-line, - min. width of 1.5m, - crossfalls towards centre of curvature.			X	NA
Clause 10.5 Threshold ramps Threshold ramps at doorways to have a max. rise of 35mm, max length of 280mm, max gradient of 1:8 and be located within 20mm of the door leaf.		X		The rise of the current threshold ramp is ≈35mm, which is permissible, however the run is ≈145mm, which creates a gradient steeper than 1:8 (≈1/4) THIS PLAN TO BE READ IN CONJUNCTION WITH The threshold ramp must be modified so as to comply with this clause <i>Details to be included on</i>

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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
				the construction documentation 
Clause 10.6 General - Step ramps shall have max. rise of 190mm, max. length of 1.9m, max. gradient of 1:10. - Edges of the step ramp to have 45° splay where there is pedestrian traffic or otherwise be protected by suitable barrier such as a min. 450mm wall or kerb / kerb rail with open balustrade. - Step ramps to have slip-resistant surfaces.			X	NA -No step ramps proposed.
Clause 10.7 Kerb ramps - Kerb ramps to be aligned in the direction of travel, as per Figure 23. - Kerb ramps shall have max. rise of 190mm, max. length of 1520mm and max. gradient 1:8 located within or attached to a kerb. - Design and construction of kerb ramps to comply with Figures 24(a), 24(B) and 24(C). - Kerb ramps to have slip-resistant surfaces.			X	NA -No kerb ramps proposed
Clause 10.8 Landings Landings for walkways (up to 1:33) and ramps shall comply with one of the following: - min. 1.2m if no change in direction as per Figure 25(A), - min. 1.5m where change in direction not exceeding 90° internal corner to be truncated for min. 500mm in both directions as per Figure 25(B), - 180° turn, landing as per Figure 25(C). Landings for step ramps shall be min. 1.2m in length as per Figure 22(A) and (B). Where a change in direction, the length of the step ramp landing to be min. 1.5m as per Figure 22(A). At doorways, landings as per Clause 13.3 for circulation spaces at doorways shown in Figure 25(D). Landings at kerb ramps shall be min. 1.2m in length, or 1.5m X 2.0m at 'T' junctions. Where a single change in direction is required, landings to be min. 1.5m X 1.5m.			X	Landings not required (assuming grades of ramps can be constructed not steeper than 1:20)

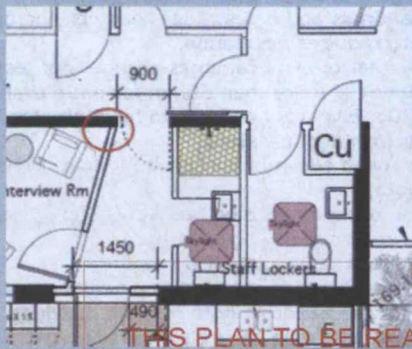
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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
PART 11				
STAIRWAYS				
Clause 11.1 Stair construction Stairs to be constructed as follows: - Set back min. 0.9m from boundary, - Where intersection is at an internal corridor, the stair to be set back as per Figure 26(A), - Have opaque risers, - Nosings shall not project beyond the face of the riser and the riser may be vertical of 25mm backwards splay, - Nosing profiles to have a sharp intersection, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm' - 50mm – 75mm strip to full length of nosing, set back a max. 15mm from the front of the nosing, with a 30% min. luminance contrast. If not set back, luminance contrast to extend down the riser by max 10mm. - TGSIs installed as per AS1428.4.1.			X	There are no stairs proposed
Clause 11.2 Stairway handrails Handrails to be continuous throughout the stair flight and around landings and have no obstructions 0.6m above, and as follows: - Design & construction as per Clause 12, - Installed both sides, - No vertical sections and shall follow angle of the stairway nosings, - Extend at bottom of stairs one stair tread depth and min. 300mm horizontally, (300mm extension not required if handrail is continuous, - Dimensions of heights of handrails taken vertically from the nosing or landing to the top of the handrail.			X	Handrails not required to be provided
PART 12				
HANDRAILS				
Clause 12 Handrails - General Design and construction to comply with: - Handrails and balustrades shall not encroach into required circulation, - Circular or elliptical cross-section, not less than 30mm or more than 50mm for more than 270°. Elliptical handrails to have greater horizontal dimensions, - Exposed edges or corners have min. radius of 5mm, - Top of handrail to be between 865mm and 1.0m above nosing or landing, - Height to be constant throughout, - If balustrade is required at a height greater than the handrail, both shall be provided, - Handrails to be securely fixed and rigid with ends turned through a total of 180°, or to the ground, or returned fully to end post or wall face (Figures 26 C and D),			X	As above

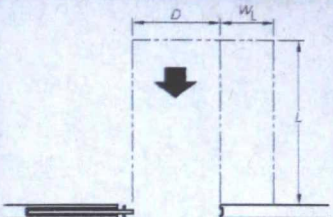
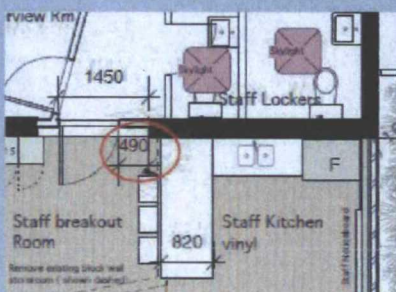
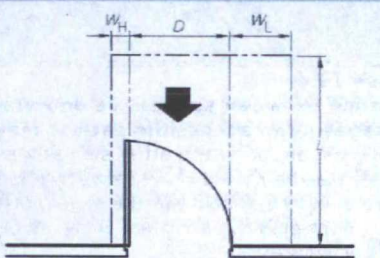
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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
- Min. 50mm clearance to adjacent wall or other obstruction, for a height of 600mm, - Handrails to have no obstructions to the passage of a hand along the rail, - Inside handrail at landings to always be continuous as per Figure 28(a).				
PART 13				
DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS				
Clause 13.1 Luminance contrast All doorways have a min. luminance contrast of 30% for a min. width of 50mm provided between: - door leaf and door jamb, - door leaf and adjacent wall, - architrave and wall, - door leaf and architrave, - or door jamb and adjacent wall			X	Details to be included on the construction certificate documentation (applies to all new doorways & existing doorways in the affected part)
Clause 13.2 Clear opening of doorways - Minimum clear opening of a doorway shall be min. 850mm measures from the face of the opened door to the doorstep. - Where double doors are used, the min. 850mm shall apply to the active leaf.			X	Details to be included on the construction certificate documentation (applies to all new doorways) Re the existing doorways, the main entrance door is provided with sufficient width. It is noted that the existing doorway separating the main entry foyer from the main corridor has a clear width of 840mm – this minor non-compliance is considered acceptable and the upgrade of the existing doorway in relation to width is not considered warranted – noting that the width exceeds that required by AS1428.1-2001.
Clause 13.3 Circulation spaces at doorways on a continuous accessible path of travel <u>General</u> Circulation spaces shall be provided at every doorway, gate etc on accessible path. Circulation spaces to have max. gradient or crossfall of 1:40. Circulation to be applied to both sides of the door. Dimensions apply in mirror image configurations and intermediate sized openings shall have circulation spaces interpolated. <u>Swinging doors</u> Clear circulation space at doorways is based on clear opening width of the door, and angle of approach. See Figure <u>Sliding doors</u> Clear circulation space at doorways is based on clear opening width of the door. When a sliding door is within the wall cavity, the circulation shall be not less than Table of Figure 32. Where surface-mounted, the circulation space at the door face shall be min. as per the Table of Figure 32, whilst the opposite face to be increased by the values of the Table of Figure 33.		X		The doors are generally provide with compliant circulation space, with the following exceptions noted: • The latchside circulation space to the proposed sliding door will not satisfy Figure 32 (d) of AS1428.1-2009 (see plan extract below) This non-compliance could be alleviated by providing a power operated door – Details to be included on the construction certificate documentation 

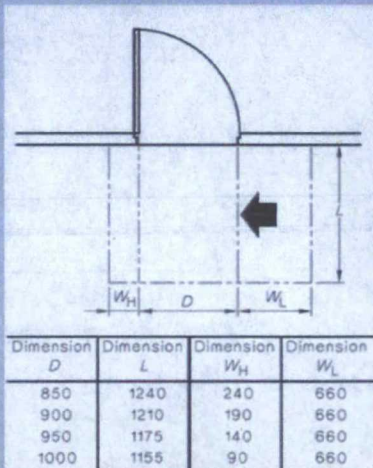
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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS																																								
<u>Power operated doors</u> Dimensions W_L or W_H are required on the approach side only. Where sliding door is power operated, front approach W_L or W_H dimensions do not apply.				<table><thead><tr><th>Dimension D</th><th>Dimension L</th><th>Dimension W_H</th><th>Dimension W_L</th></tr></thead><tbody><tr><td>850</td><td>1450</td><td>0</td><td>530</td></tr><tr><td>900</td><td>1450</td><td>0</td><td>530</td></tr><tr><td>950</td><td>1450</td><td>0</td><td>530</td></tr><tr><td>1000</td><td>1450</td><td>0</td><td>530</td></tr></tbody></table> (d) Front approach The latchside circulation space to the door leading from the staff breakout areas (as shown below) should be not less than 530mm - Details to be included on the construction certificate documentation  <table><thead><tr><th>Dimension D</th><th>Dimension L</th><th>Dimension W_H</th><th>Dimension W_L</th></tr></thead><tbody><tr><td>850</td><td>1450</td><td>110</td><td>530</td></tr><tr><td>900</td><td>1450</td><td>110</td><td>530</td></tr><tr><td>950</td><td>1450</td><td>110</td><td>530</td></tr><tr><td>1000</td><td>1450</td><td>110</td><td>530</td></tr></tbody></table> (h) Front approach, door opens towards user	Dimension D	Dimension L	Dimension W_H	Dimension W_L	850	1450	0	530	900	1450	0	530	950	1450	0	530	1000	1450	0	530	Dimension D	Dimension L	Dimension W_H	Dimension W_L	850	1450	110	530	900	1450	110	530	950	1450	110	530	1000	1450	110	530
Dimension D	Dimension L	Dimension W_H	Dimension W_L																																									
850	1450	0	530																																									
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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS																				
				 The circulation space to the outside of the doorway must be provided in accordance with Figure 32 (b) of AS1428.1-2009 – details to be provided with the construction certificate documentation  <table><thead><tr><th>Dimension D</th><th>Dimension L</th><th>Dimension WH</th><th>Dimension WL</th></tr></thead><tbody><tr><td>850</td><td>1240</td><td>240</td><td>660</td></tr><tr><td>900</td><td>1210</td><td>190</td><td>660</td></tr><tr><td>950</td><td>1175</td><td>140</td><td>660</td></tr><tr><td>1000</td><td>1155</td><td>90</td><td>660</td></tr></tbody></table> (b) Latch-side approach, door opens away from user	Dimension D	Dimension L	Dimension WH	Dimension WL	850	1240	240	660	900	1210	190	660	950	1175	140	660	1000	1155	90	660
Dimension D	Dimension L	Dimension WH	Dimension WL																					
850	1240	240	660																					
900	1210	190	660																					
950	1175	140	660																					
1000	1155	90	660																					
Clause 13.4 Distance between successive doorways in passages in an accessible path of travel Vestibules, air locks and other similarly enclosed spaces shall be min. 1.45m between doorways. Where doors encroach into the space, distance min. 1.45m plus the door leaf width as per Figure 34(A) or Figures 31 or 32. Distances between doorways leading to ambulant toilets as per Figure 34 (B).	X			The small corridor outside the proposed interview is considered compliant.																				
Clause 13.5 Door controls <u>General</u> Door controls in, or part of, the continuous accessible path of travel shall comply with this Clause. <u>Design and performance</u> - Door handles and related hardware shall be of the type that allows the door to unlocked and			X	Details to be included on the construction documentation. Note in relation to doors/gates subject to the DOCS's requirements, the DOCS's requirements should take precedence THIS PLAN TO BE READ IN CONJUNCTION WITH																				

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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
opened with one hand. Handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch. - The clearance between the handle and the back plate or door face between 35mm and 45mm. - 'D' type handles on sliding doors. - Snibs shall have lever handle of a min. length of 45mm from the centre of the spindle. - Doors (other than fire and smoke doors) fitted with closing devices to have max. force of 20 N to open, swing, slide or hold open. - Outward opening doors that are not self-closing require a horizontal handrail or pull bar fixed on the closing face of a side-hung door as per Figure 36. <u>Location</u> The location of controls for doors and gates shall be above a level surface as follows: a) controls to be grasped or turned shall be between 0.9m and 1.1m high. b) controls to be pushed (such as panic bars) shall be between 0.9m and 1.2m high. c) controls that need to be touched shall be between 0.9m and 1.25m and not less than 0.5m from an internal corner. d) handles on sliding doors not less than 60mm from the door jamb or doorstop when opened or closed. <u>Power-operated door controls</u> Push-button controls shall have min. dimensions of 25mm diameter and be proud of the surface, and shall activate the door before the button becomes level with the surrounding surface.				
PART 14				
SWITCHES AND GENERAL PURPOSE OUTLETS (POWER POINTS)				
Clause 14.1 General All switches and controls on an accessible path of travel (other than GPOs) to be between 0.9m and 1.1m above floor and not less than 0.5m from internal corners.			X	Details to be included on the construction certificate documentation.
Clause 14.2 Accessible sole-occupancy units and accessible sanitary facilities Accessible SOU's and accessible sanitary facilities to have: - Rocker action and toggle switches of min. dimension 30mmX30mm and push-pad switches min. dimension of 25mm diameter. - GPO's located between 0.6m and 1.1m above floor and not less than 0.5m from internal corners.			X	Details to be included on the construction certificate documentation.
PART 15				
SANITARY FACILITIES				
Clause 15.2 Accessible unisex sanitary facilities			X	NA - There are no facilities proposed

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TECHNICAL PROVISION	COMPLIES	DOES NOT COMPLY	NA OR INFORMATIONAL COMPLIANCE REQUIRED	COMMENTS
Clause 15.5 Showers			X	NA - As above
PART 16				
SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES				
Clause 16.1 General Sanitary compartments for people with ambulant disabilities shall be in accordance with Figures 53(A) and 53(B).			X	NA - As above
PART 17				
GRABRAILS				
Clause 17 Grabrails Grabrails in sanitary facilities shall comply with the following: - Not less than 30mm and not more than 40mm outside diameter; or sectional shape within those limits. - Exposed edges and corners max 5mm radius. - Fastenings and materials and construction shall be able to withstand a force of 1100N. - Clearance between 50mm and 60mm to any adjacent wall or surface, extending 600mm above. Clearance below angled or horizontal to be min 50mm. - No obstruction to the passage of the hand along the top 270° arc, with no obstructions to the full length.			X	NA - As above

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