

27 August 2020

I Love It Enterprises Pty Ltd
Attention - Daniel Peacock
4101/4 Daydream Street,
WARRIEWOOD NSW 2102

Dear Daniel,

By Email

**Re: Building Code of Australia Inspection & Reporting Service
Premises: Unit 8 252 Allambie Road, Allambie Heights NSW 2100**

Further to the above matter and to the inspection of the existing premises at Unit 8, 252 Allambie Road, Allambie Heights NSW 2100 with Nic Najar of Turnbull Planning International on Monday, dated 17 August 2020.

This BCA commentary relates to the proposed new warehouse use of the existing commercial premises located at Unit 8, 252 Allambie Road, Allambie Heights NSW 2100.



Photograph: Location plan – 254 Allambie Road, Allambie Heights NSW 2100 – Courtesy of Google Maps

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Purpose of Report

The purpose of this report is to identify the requirements of the BCA when applied to the proposed use of the existing commercial strata unit at the subject premises.

This report is a high-level commentary that will identify where the proposal is required to comply with the 'Deemed-to-Satisfy (DtS)' provisions of Parts C, D, E & F of the Building of Australia. Where non-compliances are identified, to provide upgrading strategies.

BCA Version

The reference document for this report is the Building Code of Australia 2019 (BCA) Volume 1 Amendment 1 including the NSW variations as applicable.

Plan Version

We are in receipt of a copy of the sketch plan of the proposed floor plan layout of Unit 8 for Project 3, unnamed and undated comprising 2 sheets being ground floor and 2nd floor received by the undersigned on Monday, 17 August 2020 – see attached.

Compliance Issues with the Building Code of Australia (BCA) 2019 Variation 1

In respect to this assessment and for the purposes of the BCA, we describe the existing strata unit, being Unit No.8, when used as Warehouse and associated administration/office, as classified as a Class 7b building with a portion of Class 5 – Offices.

The Class 5 building will have the following BCA characteristics –

<u>Item</u>	<u>Category</u>	<u>Description</u>
01.	Classification	Class 7b with a portion of Class 5
02.	Rise in storeys	Rise in storeys of two (2)
03.	Type of Construction	Required to satisfy Type C construction.
04.	Effective height	Effective height of less than 12m.
05.	Climate Zone	Located in Climate Zone 5

The comments below are a summary of the issues detailed in the attached table, being -

1. Fire Resistance and Compartmentation

Our inspection revealed that the existing unit is located a group of nine (9) attached industrial/commercial units at the subject premises. It is 2 storey's in height and is separated from the adjoining units with concrete separation walls, approximately 200mm wide.

In terms of Fire Resistance and Compartmentation, we advise, that the proposed new use requires the building to satisfy the requirements of Type C construction. Type C construction is the lowest fire resisting construction available under the BCA, where Type A is the highest.

Where a Class 7b building of Type C construction, is provided with separating construction between units, the separation wall is required to achieve a fire resistance of not less than FRL90/90/90. It is considered that the existing 200mm concrete constructions can satisfy the BCA requirements for FRL90/90/90.

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The floor covering of the 1st floor area is carpeted as is the stairway. No details of the carpet materials have been provided.

Provided the existing fire separation and constructions conditions are maintained, the existing unit can satisfy the requirements of Part C of the BCA.

2. Part D – Access and Egress

In terms of Access and Egress, we would advise –

(i) Part D1 – Provision for Escape

In terms of egress, the existing unit has been provided with two (2) ground floor exits leading directly to open space surrounding the building. A non-fire isolated stairway connects the ground and 1st floor levels of the building. Once outside the building, direct access (at grade) is available to the roadway in Allambie Road, via the concrete driveway at the front of the building.

In terms of travel distance, our inspection noted the following –

1. Ground Floor Travel Distance

The ground floor has been provided with 2 exit doors. To maintain the front exit door as the only exit door for the ground floor, the fit-out layout for the warehouse on the ground floor will need to maintain the travel distance to maximum 20m to the single exit. If the travel distance is maintained at 20m, this door may be permanently locked, and the exit sign removed.

2. 1st Floor Travel Distance

The 1st floor is provided access to a non-fire isolated stairway. We have estimated that the travel distance from the furthest point on the floor to the top riser of the stair is 18m. Travel from the floor is directly down the stair and out the front egress doorway to open space in the driveway area.

Provided the egress pathways and travel distance are maintained and the construction issues associated with Part D2 of the BCA are satisfied, no additional requirements for egress will be necessary.

(ii) Part D2 – Construction of Exits

In terms of compliance with Part D2 of the BCA, we have inspected the unit and note the following –

1. The ground floor front exit door swings against the path of travel but is provided with a hold open device. The existing locks and latches will need to be removed and upgraded to be only provided with a single action, downward operational handle.
2. The existing non-fire isolated stair connecting the ground and the first-floor levels of the building is constructed of concrete construction.
3. The goings and risers of the stair are consistent and even. The nosings of the treads have been provided with non-slip nosing caps.

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4. The existing balustrade will be closed by the proposed new floor plan layout but otherwise will need to be upgraded to ensure that openings within the balustrade are less than 150mm in diameter.
5. The kitchen area under the stair can only be maintained if it remains as an open area in its current form and cannot be used for storage purposes.
6. The handrail for the stairs is not compliant with the requirements of Clause D2.17 of the BCA and is required to be rectified.

Provided the egress pathways and travel distance are maintained and the construction issues mentioned above, the existing unit can satisfy the requirements of Part D2 of the BCA.

(iii) Part D3 – Access for People with Disabilities

In terms of Part D3 – Access for People with Disabilities, we note from our inspection non-compliances are observed in the following areas, being –

1. Base building Issues

In terms of the base building, we advise that the following items have not been provided to the building -

- a. The provision of a suitable accessway from the street entry to the unit,
- b. The provision of suitable accessible carparking,
- c. The provision of a suitable accessway from the carparking into the unit,
- d. Tactile signage, tactile indicators or contrasting colours have not been provided, and
- e. 1st floor portion of each unit are more than 200m² of floor area and have not been provided with compliant access.

These base building issues should be addressed by the owners of the building, being the Body Corporate. It is suggested that perhaps a suitable qualified access consultant maybe be able to address these matters through a performance based alternative solution.

2. Unit Issues

In terms of Unit 8, our inspection revealed that the ground floor portion of the unit has be provided with an accessible entry door and pathway.

The ground floor is also provided access to a unisex accessible sanitary facility (although it is marked male). The fit-out and current dimensions of the existing facility does not satisfy the current version of AS1428.1 and will need to be upgraded.

No tactile signage, tactile indicators and contrasting colours have been provided.

These are details that should be provided to determine compliance with the BCA at the development stage of this proposal.

3. Part E - Services and Equipment

In terms of Services and Equipment, we would advise –

(i) Part E1 – Fire Fighting Equipment

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Our inspection revealed that each of the nine (9) units in the building are fire separated from each other through fire wall construction to form separate fire compartments.

So whilst the total floor area of the building is more than 500m² and is provided with an external hydrant system compliant with the buildings approval under Ordinance 70 and Ministerial Specification 10, the individual units only required to be equipped with portable fire extinguishers, emergency lighting and illuminated exit and directional signage.

In terms of Unit 8, we have noted the presents of existing portable fire extinguishers and illuminated exit signage. We have not sighted a copy of any existing fire safety measure certificate for the building or the unit during our inspection and nor has a copy been provided.

The unit will be required to upgrade to be provided with Portable Fire Extinguishers, Emergency Lights, illuminated exit and directional signage to suit the proposed new fit-out for both ground and 1st floor portions of the unit.

(ii) Part E2 – Smoke Hazard Management

In terms of smoke hazard management for the proposed new use, the BCA does not require any specific additional measure and so will rely upon the issues of nature smoke venting, so the need as rise.

Provided the existing fire separation and constructions conditions are maintained and the existing unit is provided with the upgraded fire safety measures as required by the BCA, we are satisfied that the unit is able to comply with the requirements of Part E of the BCA.

4. Part F - Health and Amenity

In terms of Health, Amenity and Sanitary Facilities, we would advise –

(i) Part F2 - Sanitary Facilities

In terms of Sanitary Facilities, we note that the plans have been detailed to allow for the provision of separate male and female sanitary facilities with the Unit. The existing ground sanitary facility will need to be upgraded so the new fit-out with the provisions of AS 1428.1.

The details of the sanitary facility fit out will need to be provided to determine compliance with the BCA at the development stage of this proposal.

(ii) Part F4 - Natural Light & Ventilation

In terms of Health and Amenity, we note that the plans are sufficiently detailed to determine that the existing conditions within the building will satisfy the BCA for the proposed new use in terms of natural light and ventilation.

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Summary

In our view, the proposed building is readily able to satisfy the performance requirements of the BCA subject to items mentioned in this report.

Thank you once again for this opportunity to be of assistance and for any additional information, please contact the undersigned.

Yours faithfully,

All State Building Surveying Pty Ltd



Sean O'Brien, Senior Building Surveyor

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Attachments

1. BCA Check List Report
2. Proposed Fire Safety Measure Table

PROJECT – Class 7b & 5

ADDRESS – Unit, 252 Allambie Road, Allambie Heights

BCA CHECKLIST				
Part A – General				
CLASSIFICATION	A1.3	Use		Class 7b
Warehouse & Offices – 2 Storey, Unit 8 only				
Part C – Fire Resistance	Clause	Compliant?	Comment	Work required
RISE IN STOREYS	C1.2	Noted	2	
TYPE OF CONSTRUCTION	C1.1	Complies	Type C	
FRLs REQUIRED	Spec C1.1	Required		
External walls		Concrete	90/90/90	Western wall
Fire wall		Concrete	90/90/90	Garage wall
Ceilings		N/A		
FLOOR WALL & CEILING COVERINGS	C1.10	Carpet	1 st floor	Spec C1.10
COMPARTMENTATION	C2.2	Complies		
VERTICAL SEPARATION	C2.6	N/A		
FIRE WALLS AFFECTED	C2.7	N/A		
ELECTRICAL SUPPLY SYSTEM	C2.13	N/A		
OPENINGS IN EXTERNAL WALLS	C3.2	N/A		
PROTECTION OF OPENINGS	C3.4	N/A		
OPENINGS IN FIRE WALLS	C3.5	N/A		
BOUNDING CONSTRUCTION	C3.11	N/A		
Part D1 PROVISION FOR EGRESS				
NO OF EXITS NEEDED	D1.2	Complies		1 provided
FIRE ISOLATED?	D1.3	N/A		
TRAVEL DISTANCES	D1.4	Complies		
EXIT SEPARATION	D1.5	N/A		
EXIT DIMENSIONS	D1.6	Complies		
FIRE ISOLATED STAIRS	D1.7	N/A		
NON-FIRE ISOLATED STAIRS	D1.9	Complies		
DISCHARGE FROM EXITS	D1.10	Complies		Hold open device
NON-REQUIRED STAIRS	D1.12	Noted		
PERSONS ACCOMMODATED	D1.13	Noted		
DISTANCE MEASUREMENT	D1.15	Noted		
Part D2 CONSTRUCTION OF EXITS				
FIRE ISOLATED STAIRS	D2.2	N/A		
NON-FIRE ISOLATED STAIRS	D2.3	Complies		
SEPARATION OF STAIRS	D2.4	N/A		
SMOKE LOBBIES	D2.6	N/A		
INSTALLATIONS IN EXITS	D2.7	N/A		
ENCLOSURE under stairs	D2.8	Complies		
WIDTH OF STAIR	D2.9	Complies		
RAMP GRADE max 1:8	D2.10	Noted		
FIRE ISOLATED PASSAGEWAYS	D2.11	N/A		
TREADS & RISERS	D2.13	Complies		Even
LANDINGS	D2.14	N/A		
THRESHOLDS	D2.15	Complies		New Entry Door
BALUSTRADES	D2.16	DNC		
HANDRAILS	D2.17	DNC		
DOORWAYS & DOORS	D2.19	Complies		
DOOR SWINGS	D2.20	Complies		
RE-ENTRY FROM EXITS	D2.22	N/A		
SIGNS	D2.23	N/A		

Part D3 - ACCESS FOR DISABLED				
ACCESS TO BUILDINGS	D3.2	DNC		
PARTS OF BUILDING ACCESSIBLE	D3.3	DNC		
CONCESSIONS	D3.4	Noted		
CAR PARKING	D3.5	DNC		
IDENTIFICATION OF FACILITIES	D3.6	DNC		
HEARING HELP SYSTEM	D3.7	N/A		
TACTILE INDICATORS	D3.8	DNC		
GLAZING ON AN ACCESSWAY	D3.12	DNC		
Part E1 - FIRE FIGHTING EQUIPMENT				
HYDRANTS	E1.3	N/A		
HOSE REELS	E1.4	N/A		
SPRINKLERS	E1.5	N/A		
PORTABLE EXTINGUISHERS	E1.6	Existing		Upgrade Required
Part E2 - SMOKE HAZARD MANAGEMENT				
PROVISION FOR SMOKE HAZARDS	E2.2	Complies		
Part E3 - LIFT INSTALLATIONS				
STRETCHER FACILITY	E3.2	N/A		
FIRE USE WARNING	E3.3	N/A		
EMERGENCY LIFTS	E3.4	N/A		
LANDINGS	E3.5	N/A		
DISABILITIES FACILITIES	E3.6	N/A		
Part E4 - EMERGENCY LIGHTING, EXITS SIGNS & WARNING SYSTEMS				
EMERGENCY LIGHTING NEEDS	E4.2	Existing		Upgrade Required
DESIGN & OPERATION	E4.4	Noted		
EXIT SIGNS	E4.5	Existing		Upgrade Required
DIRECTION SIGNS	E4.6	Noted		Upgrade Required
COMMUNICATION SYSTEMS	E4.9	N/A		
Part F2 - HEALTH & AMENITY				
NO. OF FIXTURES	F2.2	Existing		
FACILITIES IN CLASS 3-9	F2.3	Provided		
DISABILITIES FACILITIES	F2.4	FI		Upgrade Required
TOILET CONSTRUCTION	F2.5	N/A		
MICROBIAL CONTROLS	F2.7	Noted		
WASTE MANAGEMENT	F2.8	Noted		
Part F3 - ROOM SIZES				
SIZES OF ROOMS	F3.0	Noted		
HEIGHTS	F3.1	Existing		Compliance assumed
Part F4 - LIGHT & VENTILATION				
PROVISION OF NATURAL LIGHT	F4.1	Existing	FI	
EXTENT OF NATURAL LIGHT	F4.2	N/A		
ARTIFICIAL LIGHTING	F4.4	Existing	FI	
VENTILATION	F4.5	Existing	FI	
NATURAL VENTILATION	F4.6	Existing	FI	
WATER CLOSET POSITIONS	F4.8	N/A		
CAR PARKS	F4.11	N/A		
KITCHEN ETC EXHAUSTS	F4.12	N/A		

Unit 8, 252 Allambie Road, Allambie Heights
Fire Safety Measures Table

1. Existing Fire Safety Measure

No.	Element	Design Standard	Maintenance Standard
01.	Portable Fire Extinguishers	AS2444	AS2444
02.	Exit Signs	AS2293.1	AS2293.1
02.	Path of Travel	BCA Part D1	BCA Part D1

2. Proposed Fire Safety Measure

No.	Element	Design Standard	Maintenance Standard
01.	Portable Fire Extinguishers	AS2444	AS2444
02.	Illuminated Exit & Directional Signs	AS2293.1	AS2293.1
03.	Emergency Lights	AS2293.1	AS2293.1
04.	Path of Travel	BCA Part D1	BCA Part D1