Date: 13 October 2025
Our Ref: P250033

Ms Catherine Rigney-Hain
7 Elm Ave
Belrose NSW 2085

Dear Catherine,

**RE: 7 Elm Avenue, Belrose**
**BCA COMPLIANCE ASSESSMENT**

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Please find enclosed our BCA Compliance Report prepared in respect of the ancillary structure within the above listed property.

In reviewing the content of this Report, particular attention is drawn to the content of Part 3 as Part 3 details the compliance status of the proposed design in terms of each prescriptive provision of the BCA.
The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

**Kieran Tobin**
**Director**

# BCA COMPLIANCE ASSESSMENT

## PREPARED FOR

## Ms Catherine Rigney-Hain

## REGARDING

## 7 Elm Avenue, Belrose

**Prepared By**

BCA vision

## REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

| Our Reference | Issue No. | Remarks | Issue Date |
|---|---|---|---|
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# 1.0 INTRODUCTION

## 1.1 GENERAL

This "BCA Compliance Assessment" report has been prepared at the request of Ms Catherine Rigney-Hain and relates to 7 Elm Avenue, Belrose.

The subject structure is a class 10a ancillary structure attached to the dwelling within 7 Elm Avenue, Belrose.
The subject structure is a masonry building with a concrete floor and contains a workshop, bathroom and storage area.
The report is required to assess and report on the level of BCA compliance of the unauthorised works for submission with a Building Information Certificate Application

## 1.2 REPORT BASIS

The content of this report reflects –

(a) The principles and provisions of BCA 2022, Volume 2;
(b) A Site Inspection of the existing premises on Wednesday the 5th March 2025
(c) A Site Survey Plan prepared by Urban Surveying and dated 18/09/24
(d) Installation certificate, Waterproofing of Wet Areas, issued by Boun Building Pty Ltd and dated 16/02/21
(e) Architectural documentation provided by JAH Design Services

| Plan Reference | Plan Description | Dated |
|---|---|---|
| BIC201 | Site Plan | October 2025 |
| BIC202 | Floor Plan | October 2025 |
| BIC203 | Elevations | October 2025 |
| BIC204 | Elevations | October 2025 |

## 1.2 EXCLUSIONS

It is conveyed that this report should not construed to infer that an assessment for compliance with the following has been undertaken –

(a) Structural and services design documentation;
(b) General building services (i.e. passenger lifts);
(c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
(d) The individual requirements of the Workcover Authority;

## 1.3 REPORT PURPOSE

The purpose of this report is to identify the extent to which the architectural design documentation complies with the relevant prescriptive provisions of the BCA 2022.
The status of the design is summarised within Part 3 of this report.

# 2.0 BUILDING DESCRIPTION

## 2.1 GENERAL

In the context of the Building Code of Australia (BCA) 2022, the subject development is described within items 2.2 – 2.6 below.

## 2.2 RISE IN STOREYS (CLAUSE C1.2)

The structure has a rise in storeys of one (1)

## 2.3 BUILDING CLASSIFICATION (CLAUSE A3.2)

The buildings incorporate the following classifications: -

| | |
|---|---|
| Class 1A | Residential Dwellings – Primary Dwelling |
| Class 10a | Ancillary workshop and storage |

## 2.4 BUSHFIRE PRONE LAND

An RFS Search indicates that the property is NOT considered to be Bushfire Prone Land.

# 3.0 COMPLIANCE PATHWAY

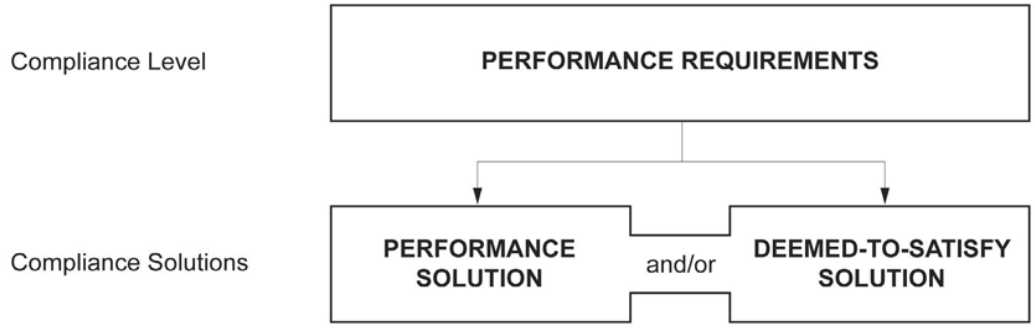
### 3.1. COMPLIANCE PATHWAYS WITHIN THE BCA

Compliance with the NCC is achieved by complying with—
(1) the Governing Requirements of the NCC; and
(2) the *Performance Requirements*.

**A2.1 Compliance with the Performance Requirements**

*Performance Requirements* are satisfied by one of the following, as shown in Figure 1:
(1)A *Performance Solution*.
(2)A *Deemed-to-Satisfy Solution*.
(3)A combination of (1) and (2)**.**

**Figure 1: NCC compliance option structure**




### 3.3 ADDITIONAL PRE CONSTRUCTION DOCUMENTATION

The following table provides a list of additional items which may be required by the PCA:-

| Seq | BCA Clause | Requirement |
|---|---|---|
| 1. | Part H1 | Structural Adequacy<br>A Structural Engineers Certificate of Structural Adequacy is required |
| 2. | H1D8 | Glazing<br>We recommend providing Glazing Indicator strips to the Glazing in accordance with ABCB Clause 8.4.7 |
| 3. | H3D3 | Fire Resistance – External Wall<br>The North side external wall of the secondary dwelling is within 900mm of the property boundary Fire Source Feature.<br>The masonry wall achieves the required FRL of 60/60/60.<br>An opening exists within the North side to Bathroom.<br>The opening is less than 1.2m2 and greater than 600mm from the boundary; and in this regard is afforded a concession from further Fire Protection in accordance with the Clause<br><br>An opening exist within the North side to the Workshop<br>The opening is less than 0.54 m2 and requires replacement with either<br>(i) A window that is steel-framed, with no opening sashes and it is glazed in wired glass; or<br>(ii) The opening is enclosed with translucent hollow glass blocks. |

# ASSESSMENT – SUMMARY

### 3.1 PART H1 - STRUCTURE

| Clause | Requirement | Complies | Recommendation | Not Applicable |
|---|---|---|---|---|
| **H1D1** | Deemed to Satisfy Provisions | | ✓ | |
| **H1D2** | Structural Provisions | | ✓ | |
| **H1D3** | Site Preparation | | ✓ | |
| **H1D4** | Footings and Slabs | | ✓ | |
| **H1D5** | Masonry | | ✓ | |
| **H1D6** | Framing | | ✓ | |
| **H1D7** | Roof and Wall Cladding | ✓ * | | |
| **H1D8** | Glazing | | ✓ | |
| **H1D9** | Earthquake Areas | | | ✓ |
| **H1D10** | Flood Areas | | | ✓ |
| **H1D11** | Attachment of framed decks and balconies to external walls of buildings using a waling plate | | | ✓ |
| **H1D12** | Piled Footings | | | ✓ |

✓ * = General Observation only, post Construction – no material removed

### 3.2 PART H2 – DAMP AND WEATHERPROOFING

| Clause | Requirement | Complies | Recommendation | Not Applicable |
|---|---|---|---|---|
| **H2D1** | Deemed to Satisfy Provisions | ✓ | | |
| **H2D2** | Drainage | ✓ | | |
| **H2D3** | Footings and slabs | | | ✓ |
| **H2D4** | Masonry | | | ✓ |
| **H2D5** | Subfloor Ventilation | | | ✓ |
| **H2D6** | Roof and Wall Cladding | ✓ * | | |
| **H2D7** | Glazing | ✓ | | |
| **H2D8** | External Waterproofing | | | ✓ |

✓ * = General Observation only post Construction – no material removed

Note
it has been assumed from a visual observation that the external wall is coated in accordance with ABC clause 5.7.6 (1) (b) (i)

### 3.3 PART H3 – FIRE SAFETY

| Clause | Requirement | Complies | Recommendation | Not Applicable |
|---|---|---|---|---|
| **H3D1** | Deemed to Satisfy Provisions | | ✓ | |
| **H3D2** | Fire Hazard Properties and Non Combustible Building elements | | ✓ | |

| | | | | |
|---|---|---|---|---|
| **H3D3** | Fire Separation of External Walls | | ✓ | |
| **H3D4** | Fire Protection of Separating Walls and Floors | | | ✓ |
| **H3D5** | Fire Separation of garage top dwellings | | | ✓ |
| **H3D6** | Smoke Alarms and Evacuation Lighting | | | ✓ |

### 3.4 PART H4 – HEALTH AND AMENITY

| Clause | Requirement | Complies | Recommendation | Not Applicable |
|---|---|---|---|---|
| H4D1 | Deemed to Satisfy Provisions | ✓ | | |
| H4D2 | Wet Areas | ✓ | | |
| H4D3 | Materials and Installation of Wet Area Components and Systems | ✓ | | |
| H4D4 | Room Heights | ✓ | | |
| H4D5 | Facilities | | | ✓ |
| H4D6 | Light | | | ✓ |
| H4D7 | Ventilation | | | ✓ |
| H4D8 | Sound Insulations | | | ✓ |

### 3.5 PART H5 – SAFE MOVEMENT AND ACCESS

| Clause | Requirement | Complies | Recommendation | Not Applicable |
|---|---|---|---|---|
| H5D1 | Deemed to Satisfy Provisions | | | ✓ |
| H5D2 | Stairway and Ramp Construction | | | ✓ |
| H5D3 | Barriers and Handrails | | | ✓ |

### 3.6 PART H6 – ENERGY EFFICIENCY

| Clause | Requirement | Complies | Recommendation | Not Applicable |
|---|---|---|---|---|
| H6D1 | Deemed to Satisfy Provisions | | | ✓ |
| H6D2 | Application of Part D6 | | | ✓ |

### 3.7 PART H7 – ANCILLARY PROVISIONS

| Clause | Requirement | Complies | Recommendation | Not Applicable |
|---|---|---|---|---|
| H7D1 | Deemed to Satisfy Provisions | | | ✓ |
| H7D2 | Swimming Pools | | | ✓ |
| H7D3 | Construction In Alpine Areas | | | ✓ |
| H7D4 | Construction in Bushfire Prone Areas | | | ✓ |
| H7D5 | Heating Appliances | | | ✓ |

# 4.0 BCA ASSESSMENT – STATEMENT

## 4.1 SUMMARY

We have reviewed the referenced plans and Certificates and in our opinion the subject unauthorised works comply with the Building Code of Australia 2022 Volume 2.

## 3.1 PART H1 - STRUCTURE

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **H1D1** | **Deemed-to-Satisfy Provisions**<br>(1)Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H1P1 and H1P2 are satisfied by complying with H1D2 to H1D11.<br>(2)Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. | Structural Adequacy<br>A Structural Engineers Certificate of Structural Adequacy is required |
| **H1D2** | **Structural provisions**<br>A Class 1 or Class 10 building must be constructed in accordance with—<br>(a)Section 2 of the ABCB Housing Provisions; or<br>(b)the relevant provisions of H1D3 to H1D12; or any combination thereof. | |
| **H1D3** | **Site preparation**<br>(1)Performance Requirement H1P1 is satisfied for earthworks associated with the construction of a building or structure if they are in accordance with Part 3.2 of the ABCB Housing Provisions, provided that the site is classified as A, S, M, H or E in accordance with 4.2.2 of the ABCB Housing Provisions and the work is undertaken in normal site conditions.<br>(2)Performance Requirement H1P1 is satisfied for an earth retaining structure associated with the construction of a building or structure if it is designed and constructed in accordance with AS 4678.<br>QLD H1D3(3) | |

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| | (3)Compliance with Part 3.4 of the ABCB Housing Provisions satisfies Performance Requirement H1P1 for termite risk management. | |
| **H1D4** | **Footings and slabs**<br>(1)Performance Requirement H1P1 is satisfied for footings and slabs if they are installed in accordance with either (a) or (b):<br>(a)One of the following: (i)AS 2870 except that for the purposes of Clause 5.3.3.1 of AS 2870 a damp-proofing membrane is required to be provided.<br>(ii)AS 3600 except that barriers installed beneath slab on ground construction must have a high resistance to damage during construction.<br>Subject to (2), Section 4 of the ABCB Housing Provisions.<br>(2)Section 4 of the ABCB Housing Provisions may only be used where— (a)the footing is on a Class A, S or M site (classified in accordance with AS 2870) with a uniform bearing capacity; and<br>(b)any slab— (i)is not more than 18 m long or wide; and<br>(ii)does not contain permanent joints excluding construction joints; and<br>(iii)is of a geometric shape containing only external right angles, other than a slab in (c); and<br>(c)any footing and slab in (b) has not more than one re-entrant corner; and<br>(d)the footing and slab are not constructed on soil classified as an aggressive soil type; and<br>(e)the structure supported by the footing does not contain— (i)more than two trafficable floors; or<br>(ii)a wall height exceeding 8 m, excluding any gable; and<br>(f)the footing does not support more than one concrete slab; and<br>(g)the building does not include wing walls or masonry arches unless they are detailed for movement in accordance with Cement Concrete and Aggregates Australia TN 61; and<br>(h)single leaf earth or stone masonry walls do not exceed 3 m in height; and<br>(i)the site is considered to be normal as defined in Part 3.2 of the ABCB Housing Provisions; and<br>(j)the site is not located in an alpine area; and the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements. | |

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| **H1D5** | **Masonry**<br>(1)Performance Requirement H1P1 is satisfied for masonry veneer if it is designed and constructed in accordance with— (a)AS 3700; or AS 4773.1 and AS 4773.2; or (c)Part 5.2 of the ABCB Housing Provisions provided—<br>(i) the building is located in an area with a wind class of not more than N3; and<br>(ii)masonry veneer walls— (A)are constructed on footings and/or slabs that comply with H1D4; and<br>(B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and<br>(iii)the building site soil classification is A, S or M in accordance with AS 2870; and<br>(iv)the framing that the masonry wall is tied to complies with H1D6; and<br>(v)the building is not constructed in an alpine area; and<br>(vi)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.<br>(2)Performance Requirement H1P1 is satisfied for cavity brick unreinforced masonry if it is designed and constructed in accordance with: (a)AS 3700; or<br>(b)AS 4773.1 and AS 4773.2; or<br>(c)Part 5.3 of the ABCB Housing Provisions provided— (i)the building is located in an area with a design wind speed of not more than N3; and<br>(ii)cavity masonry walls— (A)are constructed on footings and/or slabs that comply with H1D4; and<br>(B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and<br>(iii)the building site soil classification is A, S or M in accordance with AS 2870; and<br>(iv)the building is not constructed in an alpine area; and<br>(v)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.<br>(3)Performance Requirement H1P1 is satisfied for single leaf unreinforced masonry if it is designed and constructed in accordance with: (a)AS 3700; or<br>(b)AS 4773.1 and AS 4773.2; or<br>(c)Part 5.4 of the ABCB Housing Provisions provided— (i)the building is located in an area with a design wind speed of not more than N3; and | |

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|---|---|---|
| | (ii)single leaf unreinforced masonry walls— (A)are constructed on footings and/or slabs that comply with H1D4; and<br>(B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and<br>(iii)the building site soil classification is A, S or M in accordance with AS 2870; and<br>(iv)the building is not constructed in an alpine area; and<br>(v)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.<br>(4)Performance Requirement H1P1 is satisfied for reinforced masonry if it is designed and constructed in accordance with: (a)AS 3700, except— (i)‘(for piers—isolated or engaged)’ is removed from clause 8.5.1(d); and<br>(ii)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700; or<br>(b)AS 4773.1 and AS 4773.2.<br>(5)Performance Requirement H1P1 is satisfied for an isolated masonry pier system if it is designed and constructed in accordance with one of the following, as appropriate:<br>(a)AS 3700, except— (i)‘(for piers—isolated or engaged)’ is removed from clause 8.5.1(d); and<br>(ii)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700.<br>(b)AS 4773.1 and AS 4773.2.<br>(c)Part 5.5 of the ABCB Housing Provisions provided— (i)the building is located in an area with a wind class of not more than N3; and<br>(ii)isolated piers are constructed on footings and/or slabs that comply with H1D4; and<br>(iii)masonry units comply with 5.6.2(4) of the ABCB Housing Provisions and have a minimum compressive strength of— (A)6.2 MPa for solid or cored units; or<br>(B)15 MPa for hollow units; and<br>(iv)the roof structure and any walls provide the required lateral bracing for the top of the isolated pier when determined in accordance with AS 3700, except— | |

| | | |
|---|---|---|
| | (A)‘(for piers—isolated or engaged)’ is removed from clause 8.5.1(d); and<br>(B)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700; and<br>(v)the building site soil classification is A, S or M in accordance with AS 2870; and<br>(vi)the building is not constructed in an alpine area; and<br>(vii)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.<br>(6)Performance Requirement H1P1 is satisfied for masonry accessories if they are constructed and installed in accordance with: (a)AS 3700; or<br>(b)AS 4773.1 and AS 4773.2.<br>(c)Part 5.6 of the ABCB Housing Provisions provided— (i)the building is located in an area with a wind class of not more than N3; and<br>(ii)the building is not constructed in an alpine area; and the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements | |
| **H1D6** | **Framing**<br>(1)Diagrams depicting framing members and associated terminology used to describe them are set out in Figures H1D6c, H1D6d and H1D6e, and in most cases are applicable for both steel and timber frame members.<br>(2)Terminology and spacing for structural steel members are set out in Tables H1D6a and H1D6b, and Figures H1D6a, H1D6b and H1D6f.<br>(3)Performance Requirement H1P1 is satisfied for steel framing if it is designed and constructed in accordance with<br>one of the following: (a)Residential and low-rise steel framing: (i)Design: NASH Standard ‘Residential and Low-Rise Steel Framing’ Part 1.<br>(ii)Design solutions: NASH Standard ‘Residential and Low-Rise Steel Framing’ Part 2.<br>(b)Steel structures: AS 4100.<br>(c)Cold-formed steel structures: AS/NZS 4600.<br>(4)Performance Requirement H1P1 is satisfied for timber framing if it is designed and constructed in accordance with the following, as appropriate: (a)Design of timber structures: AS 1720.1. | |

| | | |
|---|---|---|
| | (b)Design of nailplated timber roof trusses: AS 1720.5.<br>(c)Residential timber-framed construction – non-cyclonic areas: AS 1684.2 or AS 1684.4.<br>(d)Residential timber-framed construction – cyclonic areas: AS 1684.3.<br>(e)Installation of particleboard flooring: AS 1860.2.<br>(5)Performance Requirement H1P1 is satisfied for structural steel sections if they are designed and constructed in accordance with one of the following: (a)Steel structures: AS 4100.<br>(b)Cold-formed steel structures: AS/NZS 4600.<br>(c)For structural stability, strength and deflection, and subject to (6), Part 6.3 of the ABCB Housing Provisions.<br>(d)For corrosion protection, clause 6.3.4 of Part 6.3 of the ABCB Housing Provisions.<br>(6)For the purposes of (5)(c), Part 6.3 of the ABCB Housing Provisions may only be used where— (a)the building is located in an area with a wind class of not more than N3; and<br>(b)the first dimension of steel sections is installed vertically; and<br>(c)all loads are evenly distributed (unless otherwise noted or allowed for); and<br>(d)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements; and<br>(e)the structural steel members are not subject to snow loads; and<br>(f)the structural steel members are in buildings within geometric limits set out in clause 1.2 of AS 4055.<br>(7)The use of structural software is subject to the following: (a)Structural software used in computer aided design of a building or structure, that uses design criteria based on the Deemed-to-Satisfy Provisions of Section H, including its referenced documents, for the design of steel or timber trussed roof and floor systems and framed building systems, must comply with the ABCB Protocol for Structural Software.<br>(b)Structural software referred to in (a) can only be used for buildings within the following geometric limits: (i)The distance from ground level to the underside of eaves must not exceed 6 m.<br>(ii)The distance from ground level to the highest point of the roof, neglecting | |

| | | |
|---|---|---|
| | chimneys, must not exceed 8.5 m.<br>(iii)The building width including roofed verandahs, excluding eaves, must not exceed 16 m.<br>(iv)The building length must not exceed five times the building width.<br>(v)The roof pitch must not exceed 35 degrees.<br>(c)The requirements of (a) do not apply to design software for individual frame members such as electronic tables similar to those provided in— (i)AS 1684; or NASH Standard – Residential and Low-Rise Steel Framing, Part 2. | |
| **H1D8** | **Glazing**<br>(1)Performance Requirement H1P1 is satisfied for glazing and windows if they are— (a)designed and constructed in accordance with AS 2047 for glazed assemblies in an external wall including— (i)windows, other than those listed in (2); and<br>(ii)sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame; and<br>(iii)adjustable louvres; and<br>(iv)window walls with one-piece framing; and<br>(b)installed such that they comply with— (i)AS 2047; and Part 8.2 of the ABCB Housing Provisions, provided that they are—<br>(A) in buildings that are within the geometric limits set out in clause 1.2 of AS 4055; and<br>(B)located in an area with a wind class of not more than N3.<br>(2)Performance Requirement H1P1 is satisfied for glazing in glazed assemblies if it— (a)complies with Part 8.3 of the ABCB Housing Provisions; or<br>(b)is designed and constructed in accordance with AS 1288 for all glazed assemblies not covered by (1) and the following glazed assemblies: (i)All glazed assemblies not in an external wall.<br>(ii)Revolving doors.<br>(iii)Fixed louvres. | Glazing<br>We recommend providing Glazing Indicator strips top the Glazing in accordance with ABCB Clause 8.4.7 |

| | | |
|---|---|---|
| | (iv)Skylights, roof lights and windows other than in the vertical plane.<br>(v)Sliding and swinging doors without a frame.<br>(vi)Windows constructed on-site and architectural one-off windows, which are not design tested in accordance with AS 2047.<br>(vii)Second-hand windows, re-used windows and recycled windows.<br>(viii)Heritage windows.<br>(ix)Glazing used in balustrades and overhead glazing.<br>(3)Performance Requirement H1P1(4) is satisfied for glazed assemblies at risk of human impact if they— (a)are designed, constructed and installed in accordance with— (i)for glass, AS 1288; and<br>(ii)for windows, AS 2047; or<br>(b)comply with Part 8.4 of the ABCB Housing Provisions.<br><br>**8.3.1 Application**<br>[2019: 3.6.4]<br>Glazing must comply with the following:<br>(a)8.3.2 for glass sizes and installation.<br>(b)8.3.3 for fully framed glazing installed in the perimeter of buildings.<br>(c)Part 8.4 for glazed assemblies subject to human impact.<br>(d)Glass used must be of a type within the scope of AS 1288.<br>(e)Glass used in barriers, except a window serving as a barrier, must withstand loading forces in accordance with AS 1170.1.<br>(f)Safety glass must be— (i)legibly marked in accordance with 8.4.7; and made visible in accordance with 8.4.8.<br><br>**8.3.2 Glazing sizes and installation**<br>[2019: 3.6.2]<br>Glazing used in buildings must comply with the following: (a)Glazing used in the perimeter of buildings and supported on all sides must comply with the appropriate provisions listed in 8.3.3. | |

| | | |
|---|---|---|
| | (b)Glazing used in areas where the potential for human impact could occur must comply with the appropriate provisions listed in Part 8.4. For 3 mm monolithic annealed glass, the maximum area must not be more than 0.85 m2.<br><br>**8.4.1 Application**<br>[New for 2022]<br>(1)Part 8.4 applies subject to the limitations set out in H1D8(1).<br>(2)Part 8.4 need not be complied with if H1D8(2) is complied with.<br>(3)The thickness and type of glazing installed in areas of a building that have a high potential for human impact (an area of a building frequented by the occupants during everyday activities in which a person could fall into or against the glazed panel) must comply as follows:<br>(a)Doors — in accordance with 8.4.2.<br>(b)Door side panels — in accordance with 8.4.3.<br>(c)Full height glass panels — in accordance with 8.4.4.<br>(d)Glazed panels, other than doors or side panels, on the perimeter of rooms — in accordance with 8.4.5.<br>(e)Bathrooms, ensuite and spa room glazing — in accordance with 8.4.6.<br>(f)Visibility of glazing — in accordance with 8.4.7.<br>(g) Identification of safety glass — in accordance with 8.4.8.<br><br>**8.4.2 Doors, side panels and other framed glazed panels**<br>[2019: 3.6.4.1]<br>Glass in doors must be Grade A safety glazing material in accordance with Table 8.4.2 and Figure 8.4.2, except that—<br>(a)unframed doors, other than those incorporated in shower screens or bath enclosures, must be glazed with toughened safety glass with a minimum nominal thickness of 10 mm or laminated toughened safety glass with a minimum total thickness of 10 mm; and<br>(b)individual pieces of monolithic annealed glass incorporated in leadlights | |

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| | may be used, to a maximum area of 0.05 m2 with a minimum nominal thickness of 3 mm; and<br>(c)for annealed and annealed decorated glass panels in doors— (i)for 3 mm and 4 mm annealed glass, the maximum area must not be more than 0.1 m2 with a maximum panel width of 125 mm; and<br>(ii)for 5 mm and 6 mm annealed glass, the maximum area must not be more than 0.26 m2 with a maximum panel width of 300 mm; and<br>(d)for annealed glass in fully framed panels with a thickness of 10 mm or more, with or without bevelled edges, the maximum area must not be more than 0.5 m2; and doors in bathrooms, ensuites and spa rooms must be glazed in accordance with 8.4.6.<br>**8.4.3 Door side panels**<br>[2019: 3.6.4.2]<br>(1)All framed glass (except leadlight panels) in side panels with their nearest vertical sight line less than 300 mm from the nearest edge of the doorway opening must be Grade A safety glazing material in accordance with Table 8.4.2 and Figure 8.4.2, except that—<br>(a)where the lowest visible sight line is more than 1.2 m above the highest abutting finished floor level, monolithic annealed glass with a minimum thickness of 5 mm and an area of not more than 0.3 m2 may be used; or<br>(b)where the lowest visible sight line is more than1.2 m above the highest abutting finished floor level, monolithic annealed glass with a minimum thickness of 10 mm with an area of not more than 0.5 m2, may be used; or<br>(c)where the side panel consists of glass louvres with exposed edges or where the louvres are installed less than 500 mm above the highest abutting finished floor level— for blade widths not more than 230 mm with blade lengths not more than 1 m, Grade A toughened safety glazing not less than 5 mm thick must be used; and<br>(ii)for blade widths more than 230 mm, Grade A toughened safety glazing not less than 10 mm thick must be used. | |

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| | (2)Framed glass panels with the nearest vertical sight line not less than 300 mm from the nearest edge of the door opening are not considered to be side panels for the purposes of (1).<br>**8.4.4 Full height framed glazed panels**<br>[2019: 3.6.4.3]<br>(1)A glazed panel located in a building so that it is capable of being mistaken for an unobstructed opening must be glazed with Grade A safety glazing material in accordance with Table 8.4.2.<br>(2)Glazed panels are not considered an unobstructed opening where any of the following apply:<br>(a)The clear opening width is not more than 500 mm.<br>(b)The lowest sight line of the opening is not less than 500 mm above the highest abutting finished floor level.<br>(c)The glass is made apparent by means of transoms, colonial bars, other components of the glazing system, permanent motifs or other decorative treatment on or etched into the glass, of sufficient magnitude to be readily apparent, or the glass is opaquely coloured or patterned to indicate its presence.<br>(d)A chair rail or handrail not less than 40 mm thick, or the like, is provided at a height of not less than700 mm above the adjoining ground level.<br>(e) The difference in floor level on either side of the panel is greater than 1000 mm.<br>**8.4.5 Glazed panels, other than doors or side panels, on the perimeter of rooms**<br>[2019: 3.6.4.4]<br>All framed glazing where the lowest sight line of the glazing panel is less than 500 mm from the highest abutting finished floor level (see Figure 8.4.5) must be— (a)Grade A safety glazing material in accordance with Table 8.4.2; or<br>(b)monolithic annealed glass not less than 5 mm nominal thickness provided that the area of the glazing panel is not more than 1.2 m2. | |

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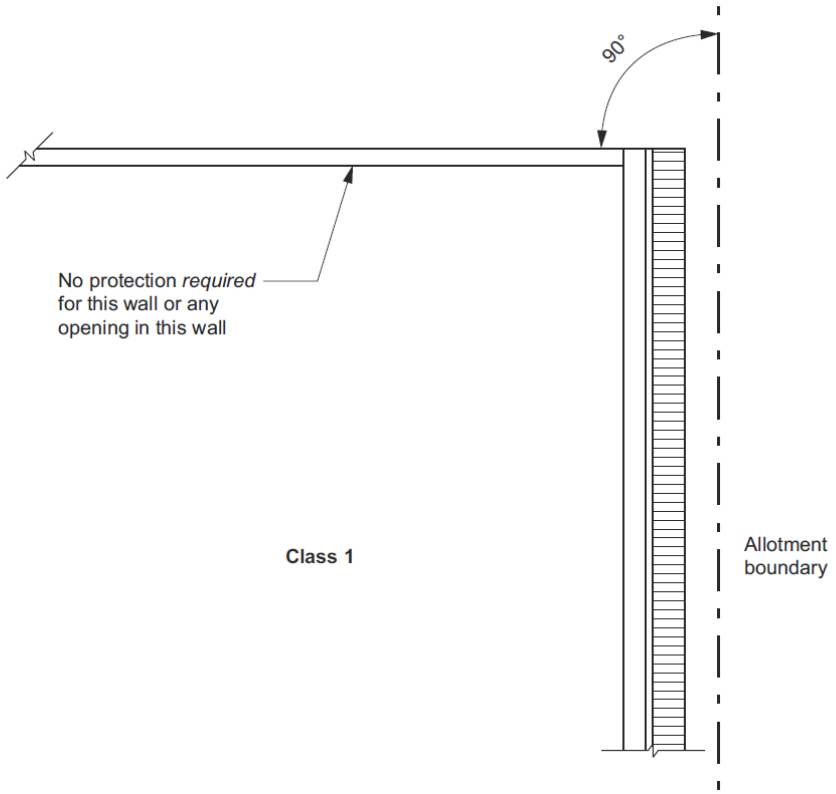
| | **8.4.7 Visibility of glazing**<br>[2019: 3.6.4.6]<br>(1)If the presence of glazing in a door, side panel or panel capable of being mistaken for a doorway or opening is not made apparent in accordance with 8.4.4(2)(c), the glass must be marked to make it readily visible in accordance with (2).<br>(2)Marking must be in the form of an opaque band not less than 20 mm in height located so that—<br>(a)the upper edge is not less than 700 mm above the floor; and<br>(b)the lower edge is not more than 1.2 m above the floor.<br><br>(3)A band or marking is not required where any of the following applies:<br>(a)The height of the glazing is not more than 1 m in any part.<br>(b)The width of the glazing panel is not more than 500 mm in any part.<br>(c)There is no glazing within 500 mm of the floor.<br>(d)The glazing is provided with not less than one fixed glazing bar which must— (i)be firmly attached to the styles to locate and protect each face of the glass; and<br>(ii)be located with its upper edge not less than 500 mm and its bottom edge not more than 1 m above the floor; and have a face width not less than 40 mm. | |

**PART H3 – FIRE SAFETY**

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **H3D2** | **H3D2 Fire hazard properties and non-combustible building elements**<br>[2019: 3.7.1]<br>(1)The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible material is required:<br>(a)Plasterboard.<br>(b)Perforated gypsum lath with a normal paper finish.<br>(c)Fibrous-plaster sheet.<br>(d)Fibre-reinforced cement sheeting. of-Flame Index of the product is not more than 0. Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thick and where the (e)Spread-<br>(f)Sarking-type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5.<br>(g)Bonded laminated materials where— (i)each lamina, including any core, is non-combustible; and<br>(ii)each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and<br>(iii)the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.<br>(2)The fire hazard properties of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, must comply with the following: (a)Sarking-type materials used in the roof must have a Flammability Index not greater than 5.<br>(b)Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS 4254.1. | For Reference |
| **H3D3** | **H3D3 Fire separation of external walls**<br>[2019: 3.7.2]<br>Compliance with Part 9.2 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire separation of external walls. | Fire Resistance – External Walls<br>The North side external wall of the secondary dwelling is within 900mm of the property boundary Fire Source Feature.<br>The masonry wall achieves the required FRL of 60/60/60. |

**9.2.1 External walls of Class 1 buildings**
[2019: 3.7.2.2]
An external wall of a Class 1 building, and any openings in that wall, must comply with 9.2.3 if the wall is less than—
(a)900 mm from an allotment boundary other than the boundary adjoining a road alignment or other public space; or
(b)1.8 m from another building on the same allotment other than a Class 10 building associated with the Class 1 building or a detached part of the same Class 1 building.

Figure 9.2.2a: Walls at right angles to the boundary




An opening exist within the North side to Bathroom.
The openings are less than 1.2m2 and greater than 600mm from the boundary; and in this regard is afforded a concession from further Fire Protection in accordance with the Clause

An opening exist within the North side to the Workshop
The opening is less than 0.54 m2 and requires replacement with either

(j) A window that is steel-framed, with no opening sashes and it is glazed in wired glass; or

(ii) The opening is enclosed with translucent hollow glass blocks.

**9.2.2 Measurement of distances**

[2019: 3.7.2.3]

(1)The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without being obstructed by a wall complying with 9.2.3.

(2)Where a wall within a specified distance is required to comply with 9.2.3, only that part of the wall (including any openings) within the specified distance need be constructed in that manner (see Figure 9.2.2a, Figure 9.2.2b and Figure 9.2.2c).

(3)Where the distance measured is between attached or detached buildings of different heights, the distance must be taken from the external wall with the highest elevation measured at right angles to a point that intersects the nearest part of a vertical projection above the adjacent building, excluding any eave overhang (see Figure 9.2.2d and Figure 9.2.2e).

Figure 9.2.2b: Measurement of distances — Full wall protection (Plan view)

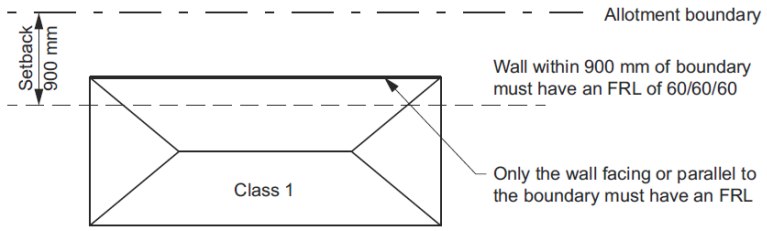
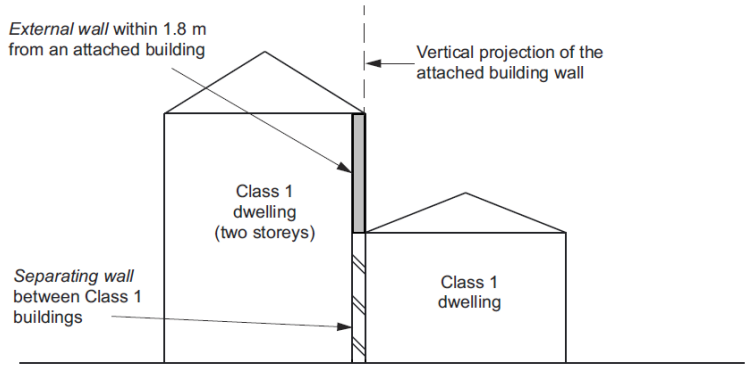


Figure 9.2.2e: Measurement of distance — Buildings of different heights — Attached Class 1 buildings on same allotment




**9.2.3 Construction of external walls**

[2019: 3.7.2.4]

(1)An external wall (including a gable) required to be fire-resisting (referred to in 9.2.1 or 9.2.4) must—

(a)commence at the footings or ground slab, except where the external wall commences above a separating wall complying with 9.3.1 (see Figure 9.2.2e); and

(b)extend to— (i)the underside of a non-combustible roof covering, except that a wall may terminate not more than 200 mm from the underside of a non-combustible roof covering, where the area between the external wall and underside of the roof covering is sealed with a non-combustible fascia, gutter or flashing; or

(ii)the underside of a non-combustible eaves lining (See Figures 9.2.3a and b); and

(c)be constructed in accordance with (2).

(2)A wall required by (1) must—

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| | (a)have an FRL of not less than 60/60/60 when tested from the outside; or<br>(b)be of masonry-veneer construction in which the external masonry veneer is not less than 90 mm thick; or<br>(c)be of masonry construction not less than 90 mm thick.<br><br>(3)Openings in external walls required to be fire-resisting (referred to in 9.2.1 or 9.2.4) must be protected by—<br>(a)non-openable fire windows or other construction with an FRL of not less than –/60/–; or<br>(b)self-closing solid core doors not less than 35 mm thick.<br><br>(4)The requirements of (3) do not apply to a window in a non-habitable room that is located adjacent to and not less than 600 mm from the boundary of an adjoining allotment or 1.2 m from another building on the same allotment provided that—<br>(a)in a bathroom, laundry or toilet, the opening has an area of not more than 1.2 m2; or<br>(b)in a room other than one referred to in (a), the opening has an area of not more than 0.54 m2 and— (i)the window is steel-framed, there are no opening sashes and it is glazed in wired glass; or<br>(ii)the opening is enclosed with translucent hollow glass blocks.<br>(5)Subfloor vents, roof vents, weepholes, control joints, construction joints and penetrations for pipes, conduits and the like need not comply with (3). | |

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