

BUILDING CODE OF AUSTRALIA 2011 REPORT

Coach House BCA Upgrade Report
Graythwaite, 20 Edward Street, North Sydney
17 June 2011
Project No. 251068



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DL Quality System

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Revision History

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A	27.7.2010	Initial BCA Assessment	CSS	BC
B	7.9.2010	BCA Assessment for Lodgement	CSS	BC
C	22.9.2010	Amendment to previous report	CSS	BC
D	12.11.2010	Amendment to previous report	CSS	BC

Revision History

E	17.6.2011	Amendment to Address Part 3A comments	CSS	BC
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1. BACKGROUND

The project involves the conservation and refurbishment of the Coach House. The existing building is a significant heritage building and is presently disused.

This report outlines the current areas of non-compliance with the BCA, and then outlines the anticipated requirements required to be upgraded to ensure an appropriate level of fire and life safety for the building as required by Clause 94 of the EP & A Regulations for assessment by the consent authority.

2. INTRODUCTION

Property Description

The report is for the assessment of the Coach House to assess compliance with the Building Code of Australia 2010 ("BCA"). A summary of all relevant clauses of the BCA is attached under Appendix 1.

The report is prepared based on a visual inspection of the premises and review of the developed documentation.

Reporting Team

The information contained within this report was prepared by Charles Slack-Smith Accredited Certifier Grade A1 (BPB 0378) from Davis Langdon.

Current Legislation

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979.

This report is split into sections, those existing non-compliances with the building to be fire engineered, those non-compliances that have been proposed to be upgraded or addressed by the design team, and those items of non-compliance listed for assessment by the consent authority as to whether an upgrade will be required under the provisions on Clause 94 of the Environmental Planning and Assessment Regulation 2000 as required to be assessed as listed below.

Clause 94 - Consent authority may require buildings to be upgraded (EP & A Regulation 2000)

- (1) This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where:
 - (a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or
 - (b) the measures contained in the building are inadequate:
 - i. to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or
 - ii. to restrict the spread of fire from the building to other buildings nearby.
- (2) In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.
- (3) **The matters prescribed by this clause are prescribed for the purposes of section 79C (1) (a) (iv) of the Act.**

As such those matters listed in the upgrading section are the only ones proposed to be upgraded as part of these works and unless a specific DA condition requiring an upgrade for the other items is provided then this is all the upgrading works that the Applicant is anticipating to be undertaken as part of these works.

The provisions of this Act and Regs, in particular Clause 98, require that all new building works are to be designed in accordance with the technical provisions of the State's building laws and in particular, the Building Code of Australia 2010 which will be achieved for any new works.

3. BUILDING DESCRIPTION

The Project

The project involves the conservation and refurbishment of the Coach House at Graythwaite, North Sydney. The existing building is of a significant heritage nature and is presently disused.

The building is proposed to be used as an administration / office use on the ground floor and to retain the use of the upper levels as a caretaker's residence.

Building Description

Building Use:	Office & Residential caretakers flat
Class of Occupancy:	Class 5 & 4
Type of Construction:	Type C (based on Class 4 to top storey as per clause C1.3b)
Rise in Storeys:	Two
Levels Contained:	Two
Floor Area:	Approx 150m ²
Effective Height:	Less than 12m

Note: As the Construction Certificate application will be lodged after 1st May 2011 then the provisions of BCA 2011 will apply to the project which may have design ramifications to the design of the project particularly in regards to disabled access provisions, this is to be assessed by the teams Disabled Access consultant and advice given, this report is not assessing the disabled access changes of BCA 2011, all other areas are to BCA 2011.

Documentation Assessed

This report is based on the following Architectural Plans issued by Tanner Architects for the building:

Description	Drawing No.	Revision	Date
Coach House Proposed Plans	AR.DA.3001	P3	7/9/2010

4. BCA UPGRADE ITEMS PROPOSED

1. BCA Clause C1.1 – Fire Compartmentation - The underside of the Floor between the office and the residential use of the building on the top floor needs to be separated by fire rated construction that is a “fire protective covering” this can be achieved by lining the underside of the timber floor with 13mm fire rated plasterboard and any loadbearing columns or walls supporting this floor also needs to be lined with this 13mm fire rated plasterboard.
2. BCA Clause C1.1 – Fire Compartmentation - The stair lobby on the ground floor that is common to the residence and the office/admin area needs to be separated by 60/60/60 Fire rated construction all the way to outside, the doors opening into this lobby (excluding the door to outside) need to be 35mm solid core doors.
3. BCA D1.16 Handrails - The stair to upstairs needs to be provided with a handrail to one side of the stair and be continuous
4. BCA Clause D2.8 Enclosure of Space beneath Stairs - The stair to the residential Class 4 portion currently has an enclosure underneath the stair; this is to be enclosed in 60/60/60 construction for walls and the ceiling and be provided with -/60/30 self closing fire doors or the space is to be removed to leave this area open to the room and not enclosed.
5. BCA Clause E2.2 – Smoke Hazard management system – the building is to be provided with a compliant Smoke Detection & Alarm system to AS 1670.1-2004 and AS 3786 for the residential level and also be provided with a Building Occupant Warning system to AS 1670.1-2004, the two levels detection systems are to be interlinked to ensure alarm occurs to all areas when this system is activated.
6. BCA Clause E2.2 – Smoke Hazard management system – the building’s mechanical ventilation system is to be provided with a fire trip link to shut down all air conditioning / mechanical ventilation systems on fire trip from the detection system, unless it is a minor system less than 1000L/s and then this is not required by this clause of the BCA.
7. BCA Clause F2.3 Toilet Numbers – it is proposed that the following toilet / facilities be provided to the building to ensure compliance for the proposed population of the building as follows:

Class 5 Admin office portion (caters for pop 9)

- 1 Unisex facility is all that is required for this population (re disabled facility – the BCA requires one everywhere there are able bodied facilities – but this could be the subject of an alternative solution but would need to be checked with the Disabled Access Consultant to see if feasible)

Class 4 Residential Unit:

- Toilet
- Washbasin
- Shower or Bath
- Kitchen facilities
- Washer & Dryer

5. BCA NON-COMPLIANCES – FIRE ENGINEERING PROPOSED

Fire Engineering has been proposed to address the following items of BCA Deemed to Satisfy Non-Compliance at the Construction Certificate stage:

1. BCA Clause C2.9 – Discharge of the Class 4 exit through the public lobby is required to be addressed by the fire safety engineering, whilst not a direct non-compliance as this lobby is a public lobby similar to a foyer of a high rise apartment building, this is to be included as part of the fire engineering to demonstrate that life safety is achieved for this part of the BCA for the Class 4 occupants.
2. BCA Clause C1.1 & Specification C1.1 - The **Fire Resistance Levels** (“FRL’s”) have not been nominated as being proposed to be upgraded to achieve compliance for any existing works, as such an assessment by a structural engineer is required, and should this lead to a non-compliance, this is to be addressed by the fire safety engineer as part of the alternative solution at the CC stage.
3. BCA Clause C1.1 & BCA Clause C3.4 - The **fire separation** from the adjoining building is less than 3m (approx 2.75m separation). This is an existing situation and the scope of works for the building is such that the existing walls are not proposed to be upgraded as a result of these minor refurbishment works and the fact that the setback is only 250mm too close to this building and that the windows are located more than 3m away means that it is not proposed for this part of the building to be upgraded to comply.
4. BCA Clause C1.10 Fire Hazard Properties – The floor, wall and ceiling materials **fire hazard properties** of existing materials are not able to be determined by visual assessment, and due to their age the applicant has not known if complied with or not, as such are to be included in the fire engineering as a discussion items - Any new installations apart from patching/repair of existing surfaces/linings will be required to achieve compliance at the CC / OC stage of the works.
5. BCA Clause D2.21 - Doors in the path of travel to exits contained **round door handles** in lieu of the required downward lever action type. A small number of doors contained non-compliant snib type locks, new doors / works will achieve compliance, and however existing areas are not proposed to be upgraded as they existing and have heritage significance. These are to be included in the fire safety engineering and also the disabled access consultants report for these non-compliances.

6. BCA NON-COMPLIANCES – NOT PROPOSED TO BE UPGRADED

Items of Current Non-compliance not proposed to be upgraded by the applicant for consent authority's assessment

The non-compliant items that are not being proposed to be upgraded / addressed by the proposed works are summarized below. The consent authority is to assess if these items are to be upgraded and a specific condition identifying which items are to be upgraded is requested to be provided with the Development Consent if these are all not agreed to:

1. BCA Clause D3 Disabled Access – due to the age of the building and heritage nature it is not proposed for the building to be fully upgraded to achieve compliance to all of the requirements of this part of the Premises Standard, BCA D3 and AS 1428.1, an Access consultant will need to be engaged to provide advice on the level of **Disabled Access** that is able to be provided to the building but due to the heritage nature of the building this will not achieve BCA compliance for the building.
2. BCA Part J – Existing parts of the building not being altered by these works are not proposed to be upgraded to comply with this part of the BCA, an example being the external walls of the building which are not known to achieve compliance and an upgrade for **Section J Energy Efficiency** is not proposed. All new works installed will achieve compliance where possible with Section J compliance in these buildings.

7. ESSENTIAL FIRE & OTHER SAFETY MEASURES

Below is a list of essential fire safety services that are installed and those that will be required to be installed within the building.

Fire Safety Measure	Standard	BCA Clause(s)	Existing Fire Safety Measures	Proposed Fire Safety Measures
Fire detection & alarm systems	AS 1670.1 – 2004 AS 3786 – 1993	Spec E2.2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lightweight construction (fire rated plasterboard)	-	C1.8, Spec C1.8 & C1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portable fire extinguishers & fire blankets	AS 2444 – 2001	E1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Measures:				
Paths of Travel	-	D1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. RECOMMENDATIONS

Those measures listed in Section 4 of this report, under the Upgrade Section are to be included in the design of the building, to ensure an appropriate level of fire and life safety is provided for the building.

Appendix 1

BCA Provisions

The following is a clause-by-clause assessment of the architectural drawings against the deemed-to-satisfy provisions of the BCA 2010.

Notes:

- ✓ The building complies with this clause or new works be able to achieve compliance to this clause.
- CA** The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.
- ?** Further documentation required.
- CR** Design statement (or other means) required from appropriate persons that the new works will comply with this clause at the design stage & also certified on completion of the project.
- N/A** This clause is not applicable to this project.
- AS** Alternative Solution using Performance Requirements proposed to justify this measure.
- Noted** This clause is for information.

Section A: General Provisions

Icon	Clause	Reference	Comment
	A3	<i>Classification of buildings and structures</i>	
✓		The classification of a building is determined by the purpose for which it is designed, constructed or adapted.	Class 5 & 4
	A3.3	<i>Multiple classification</i>	
Noted		Each part must be classified separately: (a) Classified to the major use if not more than 10% of the floor area of the storey. (b) Plant rooms are classified as the same part.	
	A4	<i>PART A4 – UNITED BUILDINGS</i>	
	A4.1	<i>When buildings are united</i>	
N/A		Two or more buildings adjoining each other form one united building if they are connected through openings in the walls dividing them and both buildings comply with the requirements of the BCA as though they are a single building.	

Section B: Structural Provisions

Icon	Clause	Reference	Comment
	B1.1	Resistance to actions & Loads	
	B1.2	Determination of individual actions	
CR		<p>The building or structure must resist loads determined in accordance with the following:</p> <ul style="list-style-type: none"> (a) Dead and live load combinations: AS 1170.1 (b) Wind loads AS 1170.2 (c) Snow loads AS 1170.3 (d) Earthquake loads AS 1170.4 	Design statement (or other means) required from appropriate persons that the new works will comply with this clause at the design stage & also certified on completion of the project.
	B1.3	Materials and forms of construction	
CR		<p>The building or structure must resist loads determined in accordance with the following:</p> <ul style="list-style-type: none"> (a) Dead and live load combinations: AS 1170.1 (b) Wind loads AS 1170.2 (c) Snow loads AS 1170.3 (d) Earthquake loads AS 1170.4 	Design statement (or other means) required from appropriate persons that the new works will comply with this clause at the design stage & also certified on completion of the project.
	B1.4	Materials and forms of construction	
CR / CA		<p>New materials and forms of construction are to be designed to the following Australian Standards as applicable:</p> <ul style="list-style-type: none"> (a) AS 3700 (b) AS 3600 (c) AS 4100 (d) AS 1288 or AS 2047 (e) AS 1562.1 (f) AS 1720.1 (g) AS 3660.1 	Note – all new installations / works will comply, all existing glazing and works etc are not proposed to be upgraded due to the heritage nature of the building

Section C: Fire Provisions

Part C1 – Fire Resistance and Stability

Icon	Clause	Reference	Comment
	C1.1	Type of construction	
✓		Type of Construction required is determined by the Table C1.1	Type C
	C.1.2	Calculation of rise in storeys	
✓		The rise in storeys is the greatest number of storeys at any part of the external walls of the building above the finished ground next to that part.	RIS of 2
	C1.3	Building of multiple classification	
Noted		The Type of construction required is determined on the basis that the classification of the top storey applies to all storeys.	
	C1.4	Mixed types of construction	
Noted		Building may be of mixed Types of Construction where it is separated in accordance with C2.7	
	C1.5	Two storey Class 2 or 9c buildings	
N/A		Class 2 or 3 of two storeys may be Type C construction if each SOU has: 1. Access to at least 2 exits; or 2. Its own direct access to a road or open space.	
	C1.6	Class 4 parts of a building	
Noted		Class 4 part of a building requires same FRL as that required by a Class 2 in similar circumstances.	
	C1.7	Open spectator stands and indoor sports stadium	
N/A		May be of Type C construction if it contains only 1 tier and is of non-combustible material.	
	C1.8	Lightweight construction	
CR		Lightweight construction may be used if it is in compliance with Specification C1.8.	There may be some fire rated plasterboard proposed for the buildings, but is unknown at this stage

Icon	Clause	Reference	Comment
	C1.10	Fire hazard properties	
CR / CA	<p>Materials and assemblies used in the building must comply with the requirements of Specification C1.10. In the case of a sarking material the Flammability Index shall not be more than 5.</p> <p>Coach House</p> <p>Floor materials – Critical Radiant Flux of not less than 2.2</p> <p>Wall and Ceiling materials – Either Group 1 or 2 material (note: timber finishes may not achieve a group 1 or 2 requirement)</p>	<p>New installations will need to achieve compliance</p> <p>Existing linings are not to be upgraded nor where new linings are installed to patch/repair existing linings as these are related to the heritage finishes of the buildings and are not proposed to be upgraded</p>	
	C1.11	Performance of external wall in fire	
N/A	In buildings of up to two storeys, any concrete external walls that could collapse as complete panels to comply with specification C1.11.		
	C1.12	Non-combustible materials	
Noted	<p>The following materials may be used where non-combustible materials are required:</p> <ol style="list-style-type: none">1. Plasterboard.2. Perforated gypsum.3. Fibrous-plaster sheeting to AS 2185.4. Fibre-reinforced cement sheeting.5. Pre-finished metal sheeting.6. Bonded laminated materials.		

Part C2 – Compartmentation and Separation

Icon	Clause	Reference	Comment
	C2.2	General floor area limitations	
✓		<p>Table C2.2 limits the size of fire compartments to:-</p> <ul style="list-style-type: none"> Class 5 or 9b <p>Type C, 3,000m² & 18,000m³</p> <p>See Section 3,4 or 5 of Specification C1.1 for specific fire rating requirements (a brief table of FRL's is included in the appendix for information – detailed requirements in abovementioned section of the BCA)</p>	Buildings are less than the max fire compartment sizes for these classes
Icon	Clause	Reference	Comment
	C2.3	Large isolated buildings	
N/A		<p>A fire compartment may exceed that specified in Table C2.2. Buildings under of exceeding 18,000m² in floor area to be provided with specific requirements</p> <p>Generally a sprinkler system complying with Specification E1.5 provided with a perimeter vehicular access complying with C2.4 (b) – additional measures may include a smoke exhaust system in accordance with Specification E2.2b or smoke-and-heat vents in accordance with Specification E2.2c.</p>	
	C2.4	Requirements for open spaces and vehicular access	
N/A		<p>Requirements for open spaces and vehicular access capable of supporting emergency vehicles, 6m wide not more than 18m from the building.</p> <p>Part a – 18m wide open space without any buildings or obstructions whatsoever, and must also comply with part b of this section.</p>	
	C2.5	Class 9a & 9c buildings	
N/A		Class 9a & 9c Fire Compartmentation and separation requirements	
	C2.6	Vertical separation of openings in external walls	
N/A		<p>Only applicable to a building of Type A Construction, that is not sprinkler-protected. – no requirement is applicable for spandrel separation of a Sprinkler protected building.</p> <p>If not Sprinkler protected either 900mm vertical spandrel required, or 1m horizontal projecting spandrel – specific details in this clause of the BCA</p>	Building is not Type A
	C2.7	Separation by fire walls	
N/A		A part of a building separated by firewall construction may be considered a separate building for the purposes of Parts C, D and E. (Must continue directly from on ground floor slab straight up through the building to top)	

Icon	Clause	Reference	Comment
	C2.8	Separation of classifications in the same storey	
N/A		Firewalls are needed to separate different classifications, or the building must be built to the higher fire resistance level.	The building is not proposed to be separated, except for the Class 4 residential portion fire separation requirements
	C2.9	Separation of classifications in different storeys	
CR		<p>If parts of different classification are situated one above the other in adjoining <i>storey's</i> they must be separated as follows:</p> <p>(a) Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification C1.1 for the classification of the lower <i>storey</i>.</p> <p>(b) Type B or C construction — If one of the adjoining parts is of Class 2, 3 or 4, the floor separating the part from the <i>storey</i> below must—</p> <p>(i) be a floor/ceiling system incorporating a ceiling which has a <i>resistance to the incipient spread of fire</i> to the space above itself of not less than 60 minutes; or</p> <p>(ii) have an FRL of at least 30/30/30; or</p> <p>(iii) have a <i>fire-protective covering</i> on the underside of the floor, including beams incorporated in it, if the floor is <i>combustible</i> or of metal.</p>	<p>Coach House</p> <p>As the Coach House is of Type C construction separation of the Class 4 portion is required in accordance with this clause</p> <ul style="list-style-type: none"> - Underside of floor between the two uses needs to be lined with 13mm fire check and any loadbearing columns/walls also need to be lined with 13mm fire check as it's a Type C building - 60/60/60 min fire separation is required between the stair lobby and the office area, all the way to the outside of the building - Should there be a door way between the stair and lower ground level, then this is to be separated by a self closing 35mm thick solid core door - There cannot be a cupboard under the stair unless it is lined internally to provide a 60/60/60 fire rated separation. Any door to the cupboard must be a -/60/30 self-closing fire rated door to AS 1905. - Handrail will also be required to one side of the stair and must be continuous <p>Note: this doesn't create a required fire isolated stair or passageway for egress requirements, the fire separation is only for internal classification separation requirements, as such the window protection of Clause C3.11 & D1.7 is not required by the BCA.</p>

Icon	Clause	Reference	Comment
	C2.10	Separation of lift shafts	
N/A		The lift is to be enclosed in a fire-isolated shaft if it connects more than two storeys or three storeys if provided with a sprinkler system.	
	C2.11	Stairs and lift in one shaft	
N/A		Not to be within the same shaft if either is required to be fire isolated.	
	C2.12	Separation of equipment	
Noted		Equipment comprising lift motors and control plant, emergency generators or central smoke control plant; boilers or batteries are required to be separated from the remainder of the building by construction achieving a FRL of 120/120/120.	
	C2.13	Electricity supply system	
Noted		A substation located within a building or main switchboard, which sustains emergency equipment, must be separated from the remainder of the building by construction achieving a FRL of not less than 120/120/120.	
	C2.14	Public corridors in Class 2 & 3 buildings	
N/A		In a Class 3 building, a public corridor, if more than 40m in length, must be divided at intervals of not more than 40m with smoke-proof walls complying with Cl. 2 of Spec C2.5.	

Part C3 – Protection of Openings

Icon	Clause	Reference	Comment
	C3.2	Protection of opening in external walls	
CA		<p>Openings in the external walls are to be protected in accordance with C3.4 if:-</p> <ul style="list-style-type: none"> <input type="checkbox"/> less than 3m to side or rear boundary <input type="checkbox"/> less than 6m from the far boundary of a road if not located at or near ground level <input type="checkbox"/> less than 6m from another building on the same allotment. 	Not proposed to be upgraded
	C3.3	Separation of external walls and associated openings in different fire compartment	
✓		External walls of a different fire compartment to be separated by a fire wall of not less than FRL 60/60/60 or any openings must be protected in accordance with Clause C3.4 if within the distance set out in Table C3.3.	
	C3.4	Acceptable methods of protection	
Noted		Where exposed to be protected by external or internal drenchers (side of protection specified by relevant clause that calls up protection), fire doors, windows or shutters.	

Icon	Clause	Reference	Comment
	C3.5	Doorways in fire walls	
N/A		Doorways in a fire wall which are not part of a horizontal exit, must not exceed ½ the length of the fire wall, and: 1. have the FRL required for the fire wall, and 2. be self-closing or automatic-closing.	
	C3.6	Sliding fire doors	
N/A		If utilised must fail safe in the closed position, be suitably signposted with an audible alarm, signage and directional arrow to indicate direction to slide door to open when in the closed position.	
	C3.7	Doorways in horizontal exits	
N/A		To be suitably protected by fire doors with FRL of not less than that required for the fire wall, and be self-closing or automatic-closing. And must swing in the direction of travel (this may be both ways if so either two doors or a multi directional swing fire door is required)	
	C3.8	Openings in fire isolated exits	
N/A		To be automatic magnamatic or self closing -/60/30 fire doors.	
	C3.9	Service penetrations in fire isolated exits	
N/A		Fire exits must not be penetrated by services other than electrical wiring associated with lighting, stair pressurisation or the intercommunication system & hydrant system.	
	C3.10	Openings in fire rated lift shafts	
N/A		<input type="checkbox"/> Doors to be - /60/ - fire doors to AS1735.11. <input type="checkbox"/> Required fire rated lift shafts with Lift indicator panels to be backed by - /60/60 construction if exceeding 35,000mm ² in area.	No Fire stair is required or proposed in the building Lift Shaft only connects
	C3.11	Bounding Construction; Class 2, 3 & 4 buildings	
CR		Doorway to each SOU to be protected; <ul style="list-style-type: none"> -/60/30 in Type A construction Self-closing, tight fitting, solid core door, not less than 35mm thick in Type B or C construction 	See comments in C2.9 above
	C3.12	Openings in floors for services	
Noted		To be enclosed in a fire rated shaft with a FRL in accordance with Specification C1.1 or protected by Clause C3.15 of BCA	
	C3.13	Openings in shafts	
N/A		Openings in ventilating, pipe, garbage or other service shaft to be protected by:- -/60/30 fire doors / hoppers / access panel.	None are proposed in the building

Icon	Clause	Reference	Comment
	C3.15	<i>Openings for service installations</i>	
CA/ CR		Electrical, plumbing mechanical ventilation shafts etc not to impair the FRL of rated members.	New works are to comply to the Coach House where they pass through the fire rated plasterboard

Specification C1.1 – Fire Resisting Construction

Icon	Clause	Reference	Comment
	5	Type C Fire Resisting Construction – Coach House	
CA	5.1	<p>The building is to be designed to comply with Table 5.</p> <p>External Loadbearing Walls within 1.5m of the boundary (or other fire source feature) require a FRL of 90/90/90.</p> <p>External Loadbearing Walls between 1.5m and 3m of the boundary (or other fire source feature) require a FRL of 60/60/60.</p> <p>Fire Walls require an FRL of 90/90/90.</p>	As the building is heritage the building is not proposed to be upgraded to comply. Due to the location of the building compliance is achieved. But for this clause no upgrading is proposed for the fire ratings of the building, except as outlined in clause / point BCA C2.9 above – which relates to fire separation of the Class 4 from the office area.

Specification C1.10 – Early Fire Hazard Indices

Icon	Clause	Reference	Comment
	4	Class 2, 3 and 9 Buildings	
N/A		Further specific provisions relate to POPE for NSW for closed back seats, screens, curtains, blinds or similar decor.	See C1.10/a in report for floor and wall lining requirements for new wall and floor linings

Specification C1.10a – Fire Hazard Properties – Floors, Walls and Ceilings

Icon	Clause	Reference	Comment
	4	Lift cars	
NA		In a lift car, the floor materials and floor coverings must have a Critical radiant heat flux not less than 2.2 and wall and ceiling linings must be a Group 1 or Group 2 material in accordance with Clause 3(b).	

Section D: Access and Egress

Part D1 – Provision for Escape

Icon	Clause	Reference	Comment
	D1.2	Number of exits required	
✓		<p>The number of exits is to be designed to satisfy performance standard DP4 of the BCA.</p> <p>A minimum of one exit is required from all buildings, and</p> <p>Two (2) exits for each storey are required for buildings over 25m, class 9b areas that exceed 50 persons.</p>	Design achieves compliance
	D1.3	When fire isolated exits are required	
✓		<p>Every stair in a building must be fire isolated unless it does not connect or pass through more than 3 consecutive floors in a sprinkler protected building or 2 storeys in a non-sprinkler protected building.</p> <p>Class 9a & 9c buildings require stairs to be fire isolated.</p> <p>Those stairs not requiring fire isolating must discharge at a level of road or open space</p>	
	D1.4	Exit travel distances	
✓		<p>No point on the floor must be more than 20m to an exit or a point in which travel in different directions to 2 exits is available, in which case, the maximum distance to 1 exit cannot exceed 40m.</p> <p>Class 5 or 6 buildings with only one exit, and opening to road or street may have greater distance of up to 30m to that single exit.</p>	
✓		<p>Class 2 and 3 & 4 buildings -</p> <p>(i) The entrance doorway of any sole occupancy unit must be not more than:</p> <p>(A) 6m from an exit or from a point from which travel in different directions to 2 exits is available; or</p> <p>(B) 20m from a single exit serving the storey at the level of egress to a road or open space; and</p> <p>(ii) No point on the floor of a room which is not in a sole occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to 2 exits is available.</p>	
	D1.5	Distance between alternative exits	
N/A		To be no less than 9m or more than 45m in a Class 2, 3, and 9a, or 60m in all other classes, uniformly distributed with access to 2 exits if required and not converge so they become less than 6m apart.	

Icon	Clause	Reference	Comment
	D1.6	<i>Dimensions of exits and paths of travel</i>	
CA	<p>(a) height – minimum 2m: doorways 1980mm</p> <p>(b) width 1m minimum</p> <p>(c);(d) Width change based upon populations – generally for populations up to 100 persons require 1m of egress, up to 200m2 and then varies according to use over 200 person per floor / storey.</p> <p>(f) door width minimum 800mm clear opening</p> <p>(g) not to diminish in direction of travel.</p> <p>Note: see also re number of exits for certain uses Clause D1.2 as may require additional exits no matter the population of the storey.</p>	<p>No upgrading is proposed to these exits and paths of travel due to the heritage nature of the building and the impact on the structure that would occur should compliance be imposed.</p>	
	D1.7	<i>Travel by fire isolated stairs</i>	
N/A	<p>A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from—</p> <p>(i) a public corridor, public lobby or the like; or</p> <p>(ii) a sole-occupancy unit occupying all of a storey; or</p> <p>(iii) a sanitary compartment, airlock or the like.</p> <p>(b) Each fire-isolated stairway or fire-isolated ramp must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway—</p> <p>(i) to a road or open space; or</p> <p>(c) Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have—</p> <p>(i) an FRL of not less than 60/60/60; and</p> <p>(ii) any openings protected internally in accordance with C3.4,</p> <p>for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.</p> <p>(d) If more than 2 access doorways, not from a sanitary compartment or the like, open to a required fire-isolated exit in the same storey—</p> <p>(i) a smoke lobby in accordance with D2.6 must be provided; or</p> <p>(ii) the exit must be pressurised in accordance with AS/NZS 1668.1.</p>	<p>No required fire isolated stair is proposed nor required for this building.</p> <p>The fact that fire separation internally between the class 4 and 5 parts does not mean that this stair is a required fire isolated stair, as such the requirements of this clause are not applicable.</p>	
	D1.8	<i>External stairs or ramps in lieu of fire isolated exits</i>	
N/A	<p>External stairs or ramps may be used in lieu of a fire-isolated stair or ramp to a building under 25m in effective height.</p>		

Icon	Clause	Reference	Comment
	D1.9	Travel by non fire isolated stairs	
✓		Travel by Non-Fire Isolated Stairs:- (c) The distance from any point on the floor to a point of egress not to exceed 80m. (e) The stairway not to discharge at a point more than: (i) 20m to an exit (ii) 40m to one of 2 exits.	
	D1.10	Discharge from exits	
✓		An exit must not be blocked nor be capable of being blocked at its point of discharge. Ramp to a grade of 1:8 is required to connect with open space.	
	D1.11	Horizontal exits	
N/A		May be counted as required exits if the path of travel from a fire compartment leads by one or more horizontal exits directly into another fire compartments which has at least one required exit which is not a horizontal exit. Cannot be utilised in some classes or areas of buildings details to be assessed to ensure compliance with specific clause	
	D1.12	Non required stairs	
N/A		May connect 2 levels in a non-sprinkler protected building. Within a sprinkler protected building may serve 3 storeys.	
	D1.13	Number of persons accommodated	
✓		To be in accordance with Table D1.13 of the BCA or count seats.	Coach House office/admin – no more than 10 staff members proposed
	D1.16	Plant rooms and lift motor rooms: Concessions	
N/A		(a) Where a plant room or lift motor room has a floor area: (i) Not more than 100m ² a ladder may be used in lieu of a stairway. (ii) More than 100m ² but less than 200m ² where two or more points of egress are provided a ladder may be used in lieu of a stairway from all but one of those points. (c) A ladder to the plant room is to comply with AS 1657 and the ladder to the lift motor room is to comply with AS 1735.2.	

Part D2 – Construction of Exits

Icon	Clause	Reference	Comment
	D2.2	Fire isolated stairs	

Icon	Clause	Reference	Comment
N/A		Must be in a fire resisting shaft and be constructed of non-combustible materials and if there is local failure not cause structural damage or impair the fire resistance of the shaft.	
	D2.3	Non fire isolated stairs	
CR		Non fire isolated stairways must be constructed of either:- (a) reinforced or pre stressed concrete (b) 6mm thick steel (c) 44mm thick timber	New stair proposed
	D2.4	Separation of rising and descending stairs flights	
N/A		A required fire isolated stair cannot connect above and below ground flights unless separated by fire and smoke separation.	
	D2.5	Open access ramps and balconies	
N/A		Open access ramp or balcony is provided to meet the requirements of smoke hazard management E2.2a, it must; 1. have ventilation openings to the outside air; & 2. not be enclosed on its open sides above height of 1m.	
	D2.6	Smoke lobbies	
N/A		Smoke lobby required by D1.7 must; 1. have a floor area not less than 6sqm; and 2. be separated by walls impervious to smoke; and 3. be fitted with smoke doors; and 4. be pressurised if the exit is required to be.	
	D2.7	Installations in exits and paths of travel	
CR		(b) No openings to ducts conveying hot products of combustion permitted. (c) Gas or fuel services not permitted in required exits. (d) Electric or services equipment not permitted unless in a non-combustible and smoke sealed enclosure.	Any new installations to achieve compliance and any existing EDB's or the like are to be upgraded to be within non-combustible enclosures suitably smoke sealed.
	D2.8	Enclosure of space beneath stairs	
CR		(a) in a fire stair no cupboards are permitted under the stair (b) the space beneath the non-fire isolated stairs are not to be enclosed unless in 60/60/60 construction with 60/60/30 fire doors.	The stair to the residential Class 4 portion currently has an enclosure underneath the stair, this is to be either enclosed in -/60/60 construction with 60/60/30 fire doors or the space is to be removed to leave this area open to the room
	D2.9	Width of stairs	

Icon	Clause	Reference	Comment
✓		When a measurement taken the width is to be measured clear of all obstructions and the stair must extend a minimum 2.0m above nosings. (unless specified elsewhere to require a greater height)	
	D2.10	Pedestrian ramps	
NA		Pedestrian ramp to be installed in accordance with AS 1428.1, and not have a gradient steeper than 1:8, and be finished with a non-slip surface.	
	D2.11	Fire-isolated passageways	
N/A		To attain the same FRL as the fire isolated stair	
	D2.12	Roof as open space	
N/A		If an exit discharges to a roof of a building, the roof must; 1. have an FRL 120/120/120; & 2. not have roof lights or other openings within 3m of the path of travel.	
	D2.13	Treads and risers	
✓		(a) minimum 2 risers / maximum 18 in each flight (b) risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. (c) goings and risers to be constant. (d) risers not to permit 125mm sphere to pass through (e) treads to be non slip (h) no stepped quarter landings	New works will achieve compliance Residential stairs do not need to comply with this clause of the BCA as they are internal stairs
	D2.14	Landings	
✓		Maximum gradient not to exceed 1:50 and be a minimum 750 long measured from the inside edge of the landing.	
	D2.15	Thresholds	
N/A		No step or ramp at any point closer to the door than the width of the door leaf. Generally doors opening to outside are able to be provided with a maximum 190mm step or 50mm if Class 9b POPE	

D2.16 Balustrades		
CA	<p>A continuous balustrade or barrier must be provided along the side of any roof to which public access is provided, any stairway or ramp, any floor, corridor, hallway, balcony, veranda, mezzanine, access bridge or the like and along any side of any access path to a building if it is not bounded by a wall and the level above the floor or ground surface is more than 4m where it is possible to fall through an open window or 1m in any other case.</p> <p>Note: Frameless glass balustrades are no longer a feasible option to achieve compliance with the BCA – see AS 1288-2006 for details of balustrade to ensure design achieves compliance.</p>	<p>New works will achieve compliance – heritage requirements are to be achieved in consultation with the heritage requirements.</p> <p>Should this not be possible then an amendment to the consent will be required.</p>
D2.17 Handrails		
CR	<p>Required along one side and on both sides of stairs over 2m in width, 865mm above nosings and be continuous.</p>	<p>Only required to the office steps and landing – required to one side of these stairs and landing</p>
D2.18 Fixed platforms, walkways, stairways and ladders		
N/A	<p>Treads, risers, handrails and balustrades in plant rooms etc must comply with AS 1657</p>	
D2.19 Doorways and doors		
CR	<p>Must not be revolving door, roller shutter or tilt door. Can be fitted with a sliding door if it leads directly to open space and can be opened manually under a force of not more than 110N and be fitted with a fail-safe device if the door is power operated.</p>	<p>New works will achieve compliance</p> <p>Most of the doors currently achieve compliance in relation to this measure</p>
D2.20 Swinging doors		
✓	<p>Must not encroach more than 500mm into the required width of the stair or 100mm when fully open and swing in the direction of travel.</p> <p>Note: Class 9b POPE doors and smoke doors must swing in the direction of egress – if multi exit required then the doors must swing in both directions</p>	

Icon	Clause	Reference	Comment
	D2.21	Operation of latch	
N/A		<p>To be located 900mm to 1100mm above the floor and be openable with a single-handed downward action.</p> <p>Fail safe unlock is permitted as long as linked to the base building fire alarm system.</p> <p>Class 9b or POPE doors if to be secured must be provided with panic bars only (fail safe option does not comply)</p>	Office is less than 200m ² – no requirement
	D2.22	Re-entry from fire-isolated exits	
N/A		<p>Every door in a fire stair must not be locked from inside the fire- isolated stairway to prevent re-entry to the storey or room it services for any stair that serves a storey over 25m in height.</p> <p>Specific details of compliance are defined in this clause of the BCA – the doors all must unlock on fire trip, if needed to be locked may be provided with alarm to allow re entry in a non-fire situation</p>	
	D2.23	Signs on doors	
N/A		To fire doors signage required to alert persons that blockage, obstruction or being chocked open is not allowable	

Part D3 – Access for People with Disabilities

Icon	Clause	Reference	Comment
	D3.2	Access to building in general	
CA		<p>a) From the boundary to main points of entry</p> <p>b) From a disabled car space</p> <p>c) Other buildings on the allotment</p> <p>d) Through the principal public entrance.</p> <p>Access to and within the building must comply with AS 1428.1 and Part D3 of the BCA.</p>	Disabled Access Consultant to provide requirements
	D3.3	Parts to be accessible	
Noted		<p>a) (i) (A) To sanitary compartment:</p> <p>(B) To areas normally used by occupants (excluding plant and service areas)</p> <p>(iii) Every lift to comply with E3.6.</p>	
	D3.4	Concessions	
N/A		<p>It is not necessary to provide access for people with disabilities to:</p> <p>a) more than 30% of the public space in Class 6 restaurant, café, bar</p> <p>b) any area if access would be inappropriate due to use.</p>	

Icon	Clause	Reference	Comment
D3.5 Car parking			
N/A		Spaces provided as to AS 2890.1 Disabled car spaces must be provided within the carpark at the ratio of 1 disabled car space per 50 /100 spaces.	
D3.6 Signage regarding disabled access			
CA		To be provided at entrance, lifts and sanitary accommodation.	Disabled Access Consultant to provide requirements
D3.7 Hearing augmentation			
N/A		Where an inbuilt amplification system other than an EWIS is provided a hearing augmentation system is to be provided in the following locations:- <ul style="list-style-type: none"> • Conference room with a floor area greater than 100m², • Judicatory room, • Auditorium in a Class 9b building, • Ticket office, reception area where the public is screened from the service provider. 	No inbuilt hearing augmentation proposed
D3.8 Tactile indicators			
CR		Required to public stairs and ramps in accordance with AS 1428.4.	Disabled Access Consultant to provide requirements

Section E: Services and Equipment

Part E1 – Fire Fighting Equipment

Icon	Clause	Reference	Comment
	E1.3	Hydrants	
CR		a) System to be provided to serve whole building:- (i) Floor area exceeds 500m ² b) (i) Installed to AS 2419.1-2005 (iii) Pump set to AS 2419.1.	To be upgraded to achieve compliance for the building – Hydraulic Engineer to ensure compliance at CC stage
	E1.4	Hose reels	
N/A		a) System to be provided to serve whole building:- (i) Where hydrants installed internally or to serve any fire compartment greater than 500m ² : b) (i) Installed to AS 2441-2005 (iii) Hose to reach every part (iv) (A) Located externally or, (B) Within 4m of exit or, (C) Adjacent to hydrant (not within fire isolated exit).	
	E1.5	Sprinklers	
N/A		System may be required to be provided to serve the entire building to AS 2118.1 and Spec E1.5 as applicable, see Table E1.5 for details when required	
	E1.6	Portable fire extinguishers	
CR		To be installed to Table E1.6 and AS 2444.	Design statement (or other means) required from appropriate persons that the new works will comply with this clause at the design stage & also certified on completion of the project.
	E1.8	Fire control centres	
N/A		A fire control centre facility is required for a building that exceeds 18,000m ² in total floor space or where the building exceeds 25m effective height. A Building that exceeds 50m in height is required to be provided with a dedicated fire control room that complies with Spec E1.8	

Part E2 – Smoke Hazard Management

Icon	Clause	Reference	Comment
	E2.2	General requirements	
CR	E2.2a	Automatic smoke detection and alarm system to Spec E2.2a and AS 1670.1-2004	To be installed / upgraded to achieve current compliance The Residential Class 4 Coach house part is to be provided with Detection to AS 3786 and hard wired to the mains 240V power
N/A	E2.2b	All Class 9b Buildings are required to be provided with automatic shutdown of any mechanical ventilation or air conditioning systems on fire trip.	
	E2.3	Provision for special hazards	
N/A		Additional smoke hazard management measures may be necessary due to the: a) Special characteristics of the building	

Part E3 – Lift Installations

Icon	Clause	Reference	Comment
	E3.2	Stretcher facility in lifts	
N/A		(a) Must be provided with: (i) at least 1 emergency lift required by E3.4 (ii) where emergency lift is not required, in at least 1 passenger lift in buildings over 12m. (b) Not less than 600mm wide and 2,000mm long x 1,400mm height.	
	E3.3	Warning against use of lift in fire	
N/A		Warning signs are required at each lift landing located near every call button in accordance with Figure E3.3.	
	E3.4	Emergency lifts	
N/A		Required to buildings over 25m in effective height, complying with AS 1735.2.	
	E3.6	Facilities for people with disabilities	
N/A		Where required by D3.3 (a) every lift must be installed to meet requirements of AS 1735.2 and AS 1735.12.	
	E3.7	Fire service controls	
N/A		All passenger lift cars require fire service controls in accordance with AS 1735.2	

Part E4 – Emergency Lighting, Exit and Warning Systems

Icon	Clause	Reference	Comment
	E4.2	Emergency lighting	
N/A		Required in every path of travel to an exit and any room having a floor area more than 100m ² that does not open to a corridor or space with emergency lighting and any room having a floor area in excess of 300m ² required in every required non fire isolated stair. Emergency signage to be installed to AS 2293.1	
	E4.3	Measurement of distance	
N/A		Distances other than vertical rise must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.	
	E4.4	Design and operation of exit signs	
N/A		Every required exit sign must comply with AS 2293.1	
	E4.5	Exit signage	
N/A		Required above egress doors and doors from an enclosed stair to open space. Directorial signs required to designate paths of travel. Exit signage to be installed to AS 2293.1	
	E4.6	Direction signs	
N/A		Where an exit is not apparent, exit signs with directional arrows are required. Class 9b POPE must have exit signs external to the building to show the way to the road if not apparent when in the open space.	
	E4.7	Class 2, 3 and 4 parts: Exemptions	
Noted		E4.5 does not apply to- 1. Class 2 building if the word "EXIT" is placed on the side of door remote from an exit, 2. An entrance door of a SOU in Class 2, 3 or 4.	
	E4.8	Design and operation of exit signs	
N/A		Every required exit sign must - (a) Comply with AS 2293.1; and (b) Be clearly visible at all times when the building is occupied.	
	E4.9	Sound systems and intercom systems for emergency purposes	
N/A		Sound systems and intercom systems for emergency purposes required to comply with AS 1670.4-2004; 1. Class 9b used as a school with RIS of more than 3, or public Hall/POPE with floor area over 1000m ² or RIS of more than 2.	

Section F: Health and Amenity

Part F1 – General

Icon	Clause	Reference	Comment
	F1.1	Stormwater Drainage	
CR		Stormwater drainage must comply to AS 3500.3.2	New works are to achieve compliance
	F1.5	Roof Covering	
CR		Roof covering must comply with required Australian Standard.	<p>New works are to achieve compliance</p> <p>There are some issues with the existing building, and due to the heritage nature of the building the works are to be upgraded to achieve the most compliant outcome, however full compliance may not be achieved</p>
	F1.6	Sarking	
CR		Sarking used for weather proofing of roofs must comply with AS/NZS 4200.	New works are to achieve compliance
	F1.7	Water Proofing of Wet Areas in Buildings	
CR		Water proofing of wet areas within a building to comply with AS 3740.	New works are to achieve compliance
	F1.9	Damp-proofing	
CR		Damp-proofing where required to be installed in accordance with AS/NZS 2904 or AS 3660.1	<p>New works are to achieve compliance</p> <p>There are some issues with the existing building, and due to the heritage nature of the building the works are to be upgraded to achieve the most compliant outcome, however full compliance may not be achieved</p>
	F1.10	Damp-proofing of Floors on the Ground	
CR		Damp-proofing where required to be installed in accordance with AS 2870	<p>New works are to achieve compliance</p> <p>There are some issues with the existing building, and due to the heritage nature of the building the works are to be upgraded to achieve the most compliant outcome, however full compliance may not be achieved.</p>

Icon	Clause	Reference	Comment
	F1.11	Provision of Floor Wastes	
CR		In a Class 2, 3 or 4 part of a building, the floor of each bathroom and laundry located at any level above a sole-occupancy unit or public space must be graded to permit drainage to a floor waste.	<p>New works are to achieve compliance</p> <p>There are some issues with the existing building, and due to the heritage nature of the building the works are to be upgraded to achieve the most compliant outcome, however full compliance may not be achieved</p>
	F1.12	Sub-floor Ventilation	
CR		The sub-floor space between a suspended floor of a building and the ground must be in accordance with the requirements of this clause.	<p>New works are to achieve compliance</p> <p>There are some issues with the existing building, and due to the heritage nature of the building the works are to be upgraded to achieve the most compliant outcome, however full compliance may not be achieved</p>
	F1.13	Glazed assemblies	
CR		Glazed assemblies in an external wall to comply with AS 2047 requirements for resistance to water penetration	New works are to achieve compliance

Part F2 – Sanitary and Other Facilities

Icon	Clause	Reference	Comment
	F2.1	Facilities in residential buildings	
✓		<p>Minimum facilities required in Class 4 buildings:</p> <p>Within each sole occupancy unit-</p> <ul style="list-style-type: none"> (a) a kitchen sink and facilities for the preparation and cooking of food; and (b) a bath or shower; and (c) a closet pan and washbasin. 	
		<p>Laundry facilities, either-</p> <ul style="list-style-type: none"> (a) in each sole occupancy unit <ul style="list-style-type: none"> (i) clothes washing facilities, comprising at least one washtub and space for a washing machine; and (ii) clothes drying facilities comprising: <ul style="list-style-type: none"> (A) clothes line or hoist with not less than 7.5m of line; or (B) space for one heat-operated drying cabinet or appliance in the same room as the clothes washing facilities. 	
N/A		<p>Facilities for employees-</p> <p>If the building contains more than 10 sole occupancy units, or a group of Class 2 buildings on the one allotment contains, in total, more than 10 sole occupancy units – a closet pan and washbasin in a compartment or room at or near ground level and accessible to employees without entering a sole occupancy unit.</p>	

Icon	Clause	Reference	Comment
	F2.1/3	Sanitary facilities in Class 3-9 buildings	
		<p>The number of sanitary facilities must be based upon the number of person accommodated calculated in accordance with D1.13</p> <p>See Table F2.3 for details of number of toilets, washbasins and Urinals required.</p>	<p>Coach House Building</p> <p>One 1 Unisex Facility for the office area is satisfactory – if access to the Mansion building is available to the office users of the coach house then this facility may be used in lieu of providing a separate toilet facility in this building</p> <p>Regarding Disabled Unisex facilities – it is advisable to provide this, but the Disabled Access consultant can advise if an alternative solution can be provided for this clause of the BCA.</p>
	F2.4	Facilities for persons with disabilities	
CR		<p>One wheelchair accessible disabled facility is required within the building. Layout of each facility must comply with AS 1428.1.</p> <p>If more than one facility proposed they must be alternative layouts for left or right handed usage.</p> <p>Doors to disabled toilets are required to be provided with Lift off hinges to the doors irrespective of size, and must be provided with a shelf</p>	<p>Disabled Access Consultant to provide requirements to achieve compliance</p>
	F2.5	Construction of sanitary compartments	
CR		<p>Where clear space between closet pan and doorway is less than 1.2m, doors must open outwards, slide or be readily removable from outside.</p> <p>Doors to disabled toilets are required to be provided with Lift off hinges to the doors irrespective of distance between pan and doorway</p>	<p>New works are to achieve compliance – upstairs toilet is to be provided with lift off hinges to the door to ensure compliance is achieved</p>

Part F3 – Room Sizes

Icon	Clause	Reference	Comment
	F3.1	Height of Rooms	
✓		Room heights to be a minimum of 2.4m and 2.1m in corridors. Class 9b POPE requires ceiling heights of 2.7m if more than 100 persons in the storey or area	

Part F4 – Provision of Natural Light

Icon	Clause	Reference	Comment
	F4.1	Provision of Natural Light	
CR		Class 2 buildings and Class 4 parts – to all habitable rooms.	Residential Class 4 part is to be confirmed as achieving compliance
	F4.4	Artificial Lighting	
CR		Required to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress. Artificial lighting system is to comply with AS 1680.0 Note: See also Section J for details of energy efficiency of lighting required.	Design statement (or other means) required from appropriate persons that the new works will comply with this clause at the design stage & also certified on completion of the project.
	F4.5	Ventilation of Rooms	
CR		A mechanical ventilation or air conditioning system complying with AS 1668.2 is required. Note: See also Section J for details of energy efficiency of Ventilation / Mechanical Ventilation/Air-conditioning required.	Residential Class 4 part of the Coach House is to be confirmed as achieving compliance for natural ventilation of the residential areas of the top storey
	F4.11	Car Parks	
N/A		Every storey of a car park, except an open deck car park, must have a system of ventilation complying with AS/NZS 1668.1 and AS/NZS 1668.2.	

Part F5 – Sound Transmission and Insulation – Residential Facilities

Icon	Clause	Reference	Comment
	F5.3	Sound Insulation of floors between units	
N/A		A floor separating sole occupancy units must have an R_w (sound reduction index) not less than 45.	
	F5.4	Sound Insulation of walls between units	
N/A		A wall must have an R_w not less than 45 if it separates: (a) sole occupancy units; or (b) a sole occupancy unit from a plant room, lift shaft, stairway, public corridor, hallway or the like.	
	F5.5	Walls between a bathroom, sanitary compartment, laundry or kitchen and a habitable room in adjoining unit	
N/A		Walls must have: (i) an R_w of not less than 50; and (ii) provide a satisfactory level of insulation against impact sound; and (iii) not incorporate a duct which reduces the R_w of the wall to less than 50.	

Section G: Ancillary Provisions

Part G1 – Minor Structures and Components

Icon	Clause	Reference	Comment
	NSW G1.101	Provision for Cleaning of Windows	
N/A		Provision is to be made for the cleaning of windows either within the building or to the OH&S Act 2000 for any windows three (3) or more above the ground.	

Section I: Maintenance

Part I1 – Equipment and Safety Installations

Icon	Clause	Reference	Comment
	NSW I1.1	Essential Services Measures	
Noted		Essential fire or other safety measures must be maintained and certified on an ongoing basis in accordance with the provisions of the Environmental Planning & Assessment Regulation 2000.	

Section J: Energy Efficiency

Part J1 to J8 – Building Fabric

Icon	Clause	Reference	Comment
	J1.1	Application of Part	
CA		<p>This part apply to building elements forming an envelope of a Class 2 to 9 building other than –</p> <p>Class 7, 8 or 9b building that does not have a conditioned space or an atrium that is separated by an envelope.</p>	<p>New works are to achieve compliance</p> <p>There are some issues with the existing building, and due to the heritage nature of the building the works are to be upgraded to achieve the most compliant outcome, however full compliance may not be achieved – see compliance section at front of the report</p>
	J1.2	Thermal Construction General	
		<p>Where required, <i>insulation</i> must comply with AS/NZS 4859.1 and be installed so that it:</p> <ul style="list-style-type: none"> Abuts or overlaps adjoining insulation and forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that contribute to the thermal barrier; 	
		<p>Where required, <i>reflective insulation</i> must be installed:</p> <ul style="list-style-type: none"> With the required air space to achieve the R-Value between the reflective side and the cladding. Closely fitted against penetrations, door or window openings and supported by framing members. Each sheet overlapped not less than 50mm or taped together; 	
		<p>Where required, <i>bulk insulation</i> must be installed:</p> <ul style="list-style-type: none"> Maintain its thickness, other than where it crosses roof batten, water pipes, electrical cabling and the like; and in ceiling where there is no bulk insulation or reflective insulation in the wall, overlaps by 50mm 	
	J1.3	Roof and Ceiling Construction	
		<p>A roof or ceiling in Climate Zone 5 is to achieve a Total R-Value in the UPWARD direction of heat flow of not less than:</p> <ul style="list-style-type: none"> 3.2 – for a roof or ceiling generally; 	<p>There are some issues with the existing building, and due to the heritage nature of the building the works are to be upgraded to achieve the most compliant outcome, however full compliance may not be achieved – see compliance section at front of the report</p>

Icon	Clause	Reference	Comment
J1.4 Roof Lights			
CR		<p>Roof lights that form part of the envelope of a Class 5, 6, 7, 8 or 9 building must satisfy:</p> <p>(a) If the area of the roof light is between 1.5%-10% of the floor area of the room they must comply with Table J1.4.</p> <p>(b) roof light may exceed 10% of the floor area of the room, where -</p> <p>compliance with the natural lighting requirements of Part F4 can only be achieved by the roof light; and the transparent and translucent elements, achieve:</p> <ul style="list-style-type: none"> - an SHGC not more than 0.25; and - total U-Value of not more than 1.3. 	<p>New works are to achieve compliance – depending on the area of the roof light compared to the floor area of the room</p> <p>This cannot exceed 5% of the floor area of the room, and must achieve a SHGC and U value as defined in this part of the BCA</p>
J1.5 Walls			
CA		<p>External walls within Climate Zone 5 achieve:</p> <ul style="list-style-type: none"> • A Total R-Value of 2.8; or • A surface density of not less than 220kg/m² 	<p>The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.</p>
J1.6 Floors			
CA		<p>A suspended floor that is part of a buildings envelope to comply with Specification J1.6</p>	<p>The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.</p>

Part J2 – External Glazing

Icon	Clause	Reference	Comment
J2.1 Application of Part			
CA		<p>This part of the BCA does not apply to a Class 7, 8 or 9b building that does not have a conditioned space.</p>	<p>The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.</p>

Icon	Clause	Reference	Comment
	J2.2	Applicable glazing provisions	
CA		Glazing in a Class 5, 7, 8, 9a and 9b building must be designed and installed in accordance with Clause J2.4 of the BCA.	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.

	J2.4	Glazing	
CA		<p>(a) the glazing in each storey of the building facing each orientation must be assessed separately in accordance with (b) and (c);</p> <p>Refer to Glazing Calculator by ABCB to assess compliance with Clause J2.4 (Method 2) of the BCA.</p>	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.

Part J3 – Building Sealing

Icon	Clause	Reference	Comment
	J3.1	Application of Part	
CA		<p>Applies to elements forming the envelope of a class 2-9 building (doors, windows, walls, roof/ceilings etc).</p> <p>Except for buildings in climate 1,2,3 or 5 where the only means of cooling is by an evaporative cooler or</p> <p>A permanent building ventilation opening for safe operation of a gas appliance</p> <p>A class 6, 7, 8 or 9b building that does not have a conditioned space</p> <p>A building or space where the mechanical ventilation provides sufficient pressurisation to prevent infiltration</p>	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition is imposed to require it to be upgraded.

	J3.2,3,5	Chimneys, Roof lights, exhaust fans	
CA		<p>Chimneys or flues must be provided with a damper or flap that can be closed to seals the chimney or flu when not in use</p> <p>Roof lights must be sealed by a diffuser or shutter system unless required as a building window for light</p> <p>Miscellaneous Exhaust fans must be provided with a damper that self closes when the fan is not in use</p>	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.

Icon	Clause	Reference	Comment
	J3.4	External Windows and Doors	
CA		<p>A seal to restrict air infiltration must be fitted to each edge (top, bottom and sides) of an external door or window or the like when serving a conditioned space or for habitable rooms in climate zones 4,6,7 & 8.</p> <p>Excluding:</p> <ul style="list-style-type: none"> - Windows that comply with AS 2047 - fire doors <p>Roller shutter doors or security doors installed for out of hours security only</p> <p>External louver door, windows or other such openings</p>	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.

Part J5 – Air Condition & Ventilation Systems

Icon	Clause	Reference	Comment
	Part J5	Air Con and Mech Vent system design	
CA		<p>Ductwork for supply and return air must be insulated</p> <p>Design of the system must achieve compliance with all parts of Part J5 of the BCA</p>	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.

Part J6 – Artificial Lighting & Power

Icon	Clause	Reference	Comment
	Part J6.1	Application of part	
CA		This part of the BCA does not apply to a Class 2 or 4 buildings or parts within the Sole occupancy unit/s.	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.
	J6.2	Interior artificial lighting	
CA		The Design Illumination power load must not exceed the sum of the allowances achieved by multiplying the area of the space by the maximum illumination power density in Table J6.2b	The building does not comply with this clause and is not proposed to be upgraded unless a specific DA condition is imposed to require it to be upgraded.

Icon	Clause	Reference	Comment
	J6.5	<i>Artificial lighting around the perimeter of a building</i>	
CA		<p>Exterior lighting must be controlled by either a daylight sensor or a time switch in accordance with Spec J6 to turn off when natural light is effective or during daylight hours and Total perimeter lighting load that exceeds 100w must –</p> <ul style="list-style-type: none"> - have an average light source efficacy of not less than 60 lumens/W or - be controlled by a motion detector in accordance with Spec J6 	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition is imposed to require it to be upgraded.
	J6.6	<i>Boiling water and chilled water units</i>	
CA		Power supply to these units (Billy units) must be controlled by a time switch that complies with Spec J6	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.

Part J7 – Hot Water Supply

Icon	Clause	Reference	Comment
	J7.2	<i>Hot Water Supply</i>	
CA		<p>Hot water supply for food preparation and sanitary purposes must comply with Section 8 of AS/NZS 3500.4</p> <p>Solar systems in climate zones 1,2 and 3 do not need to comply with this requirement</p>	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.

Part J8 – Access for Maintenance

Icon	Clause	Reference	Comment
CA		<p>Access for Maintenance must be provided to all services and components, including</p> <ul style="list-style-type: none"> • Time switches and motion detectors • Room temp thermostats • Plant thermostats such as on boilers or re fridge units • Outside air dampers • Reflectors, lens and diffusers of light fittings • Heat transfer equipment • Adjustable or motorised shading devices 	The building does not comply with this clause and is not proposed to be upgraded unless a specific condition of consent is imposed to require it to be upgraded.

Appendix 2

Fire Resistance Provisions

Table 5 – Type C Construction: FRL of Building Elements

Building Element	Class of Building – FRL (in minutes) Structural Adequacy/Integrity/Insulation			
	Class 2, 3 or 4 part	Class 5, 9 or 7 (carpark)	Class 6	Class 7 (other than carpark) or 8
External Wall (including any column and other building element incorporated therein) or other external building element, where the distance from and fire-source feature to which it is exposed is:				
Less than 1.5m	90/90/90	90/90/90	90/90/90	90/90/90
1.5m to less than 3m	-/-/-	60/60/60	60/60/60	60/60/60
3m or more	-/-/-	-/-/-	-/-/-	-/-/-
External Column not incorporated in an external wall, where the distance from any fire source feature to which it is exposed is:				
Less than 1.5m	90/-/-	90/-/-	90/-/-	90/-/-
1.5m to less than 3m	-/-/-	60/-/-	60/-/-	60/-/-
3m or more	-/-/-	-/-/-	-/-/-	-/-/-
Common Walls and Fire Walls:				
	90/90/90	90/90/90	90/90/90	90/90/90
Internal Walls –				
Bounding Public Corridors public lobbies and the like:				
	60/60/60	-/-/-	-/-/-	-/-/-
Between or Bounding Sole Occupancy Units:				
	60/60/60	-/-/-	-/-/-	-/-/-
Bounding a stair if required to be rated:				
	60/60/60	-/-/-	-/-/-	-/-/-
Roofs:	-/-/-	-/-/-	-/-/-	-/-/-

Note: Floors of Residential areas have specific requirements as listed in Spec C1.1 of the BCA, this should be consultant as the above table forms a guide only to the fire ratings required

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