

# ASSESSMENT REPORT FOR BUILDING CODE OF AUSTRALIA 2016 COMPLIANCE

Project: **Commercial/Industrial Development**

Building: **1-20 Lenore Drive & Erskine Park Road,  
ERSKINE PARK NSW 2759**

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## 1.0 BASIS OF ASSESSMENT

### 1.1 Location and Building Description

The development, subject to this report, is located at 1-20 Lenore Drive and Erskine Park Road, Erskine Park, NSW.

The development consists of twenty-nine (29) factory units with mezzanine offices, a car park and a café.

### 1.2 Purpose of Building Report

The purpose of this report is to:

- Identify the relevant Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) in relation Clauses C, D & E and provide any non-compliances with the relevant Clauses for the proposed development;

### 1.3 Building Code of Australia (BCA)

This report is based on the Deemed-to-Satisfy Provisions of the Building Code of Australia 2016, Volume 1 and the NSW variations where applicable.

### 1.4 Report Limitations

This report does not include nor imply any detailed or assessment for design compliance or upgrading for:-

1. the structural adequacy or design of the building;
2. the inherent derived fire-resistance ratings of any existing structural elements of the building (unless specifically referred to);
3. the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire safety measure; and
4. fire safety upgrading of the existing building (unless specifically referred to).

This report does not include, imply or compliance with:

1. Demolition Standards not referred to by the BCA;
2. Occupational Health and Safety Act;
3. Construction Safety Act;
4. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Water Authority, Electricity Authority, WorkCover, RTA, Council and the like; and
5. Conditions of Development Consent.

**Note:** "The contents of this report is provided for information only to demonstrate the types of fire safety measures that may be required to be installed in a building of this design when referencing the Deemed-to-Satisfy provisions of the Building Code of Australia".

## 1.5 Design Documentation

This report has been based on the following;

- Plans prepared by ArkExpress – Job No. 17221 – Drawings A0000 – A7002 – Dated 31.01.18
- Building Code of Australia 2016, Volume 1 and relevant Australian Standards.
- Environmental Planning and Assessment Act 1979.
- Environmental Planning and Assessment Regulation 2000.

## 2.0 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia 2016 the development may be described as follows;

### 2.1 Rise in storeys

The buildings have a rise in storeys of 2.

### 2.2 Classification

The proposed building classification is Class 8 “Factory Units”, Class 7a “Car Park” and Class 6 “Café”.

### 2.3 Effective Height

The building has an effective height of less than 25m.

### 2.4 Type of Construction

Type A Construction – Southern Building

Type B Construction – Northern Building

### 3.0 BUILDING CODE OF AUSTRALIA ASSESSMENT (BCA)

Item	Description	Status	Comments
<b>SECTION C</b>	<b>FIRE RESISTANCE</b>	Applies	
<b>PART C1</b>	<b>FIRE RESISTANCE AND STABILITY</b>		
C1.1	Type of Construction	Type A & B Construction	<b>Capable of complying</b>
	Fire Source features (Proposed Building)		
	<ul style="list-style-type: none"> <li>External Wall to North-West Boundary</li> </ul>	>6m Far Side of Road (Erskine Park Road)	<b>Capable of complying</b>
	<ul style="list-style-type: none"> <li>External Wall to North-East Boundary</li> </ul>	>6m Far Side of Road (Lenore Drive)	<b>Capable of complying</b>
	<ul style="list-style-type: none"> <li>External Wall to South Boundary</li> </ul>	<3m	<b>DOES NOT COMPLY</b>  Southern Building FRL240/240/18  <b>Capable of complying</b>
	<ul style="list-style-type: none"> <li>External Wall to South-West Boundary</li> </ul>	<3m	<b>DOES NOT COMPLY</b>  Southern Building FRL240/240/18  <b>Capable of complying</b>
	<ul style="list-style-type: none"> <li>Other buildings on site</li> </ul>	>6m	Complies
Specification C1.1	Fire-resisting construction		
2	General Requirements	Noted	Noted
3	Type A Fire-Resisting Construction	Applies	Southern Building  <b>Capable of complying</b>
4	Type B Fire-Resisting Construction	Applies	Northern Building  <b>Capable of complying</b>
5	Type C Fire-Resisting Construction	Applies	If the buildings were to be divided into fire compartments < 2000m <sup>2</sup> Type C construction would apply.  <b>Note:</b> See Clause C2.7 in the Report.  <b>Capable of complying</b>
C1.2	Rise in storeys	Applies	Rise in storeys of one (1) Northern Building Rise in storeys of two (2) Southern Building
C1.3	Mixed class & top most storey	N/A	N/A
C1.5	Two storey Class 2, 3 or 9 buildings concession	N/A	N/A
C1.6	Class 4 parts of buildings	N/A	N/A
C1.7	Open spectator stands and indoor sports stadiums	N/A	N/A
C1.8 and Specification C1.8	Lightweight construction	N/A	N/A
C1.10 and Specification C1.10 & C1.10a	Fire hazard properties	Applies	The proposed building works are capable of complying. The fire hazard properties of the floor linings and coverings, wall and ceiling linings are to be provided.
C1.11 and	Performance of external walls in	Applies	<b>Capable of complying</b>

Item	Description	Status	Comments
Specification C1.11	fire		
C1.12	Non-combustible materials	Noted	Noted
<b>PART C2</b>	<b>COMPARTMENTATION AND SEPARATION</b>		
C2.2	General floor area and limitations	Applies	<p>The max floor area and volume limitations of all buildings are outside the scope of Type C Construction:</p> <p>Car Park – Approx. 2,048.3sqm  South Building – 4,425sqm  North Building – 2,525sqm  Café (North Building) – 80sqm</p> <p><b>DOES NOT COMPLY</b></p> <p><b>Recommendation:</b> Confirmation required as to whether or not buildings will be separated into smaller fire compartments (max. 2000sqm) using fire walls with 90/90/90 FRL fire walls.</p> <p><b>Note:</b> See Clause C2.7 in the Report.</p> <p><b>Capable of complying</b></p>
C2.3	Large isolated buildings	N/A	N/A
C2.4	Requirements for open spaces and vehicular access	N/A	N/A
C2.5	Class 9a buildings	N/A	N/A
C2.6	Vertical separation of openings in external walls	N/A	N/A
C2.7	Separation by fire walls	Applies	<p>To reduce the Type of Construction to Type C the following is required;</p> <p>(a) Construction — A fire wall must be constructed in accordance with the following:</p> <p>(i) The fire wall has the relevant FRL prescribed by Specification C1.1 for each of the adjoining parts, and if these are different, the greater FRL, except where Tables 3.9, 4.2 and 5.2 of Specification C1.1 permit a lower FRL on the carpark side.</p> <p>(ii) Any openings in a fire wall must not reduce the FRL required by Specification C1.1 for the fire wall, except where permitted by the Deemed-to-Satisfy Provisions of Part C3.</p> <p>(iii) Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not pass through or cross the fire wall unless the required fire resisting performance of the fire wall is maintained.</p> <p>(b) Separation of buildings — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate building for the purposes of the Deemed-to-Satisfy Provisions of Sections C, D and E if it is constructed in accordance</p>

Item	Description	Status	Comments
			<p>with (a) and the following:</p> <p>(i) The fire wall extends through all storeys and spaces in the nature of storeys that are common to that part and any adjoining part of the building.</p> <p>(ii) The fire wall is carried through to the underside of the roof covering.</p> <p>(iii) Where the roof of one of the adjoining parts is lower than the roof of the other part, the fire wall extends to the underside of—</p> <p>(A) the covering of the higher roof, or not less than 6 m above the covering of the lower roof; or</p> <p>(B) the lower roof if it has an FRL not less than that of the fire wall and no openings closer than 3 m to any wall above the lower roof; or</p> <p>(C) the lower roof if its covering is non-combustible and the lower part has a sprinkler system complying with Specification E1.5.</p> <p>(c) Separation of fire compartments — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate fire compartment if it is constructed in accordance with (a) and the fire wall extends to the underside of—</p> <p>(i) a floor having an FRL required for a fire wall; or</p> <p>(ii) the roof covering.</p> <p><b>Comments:</b> The buildings are required to be fire separated into compartments not exceeding 2000m<sup>2</sup> with an FRL 90/90/90.</p> <p><b>Capable of complying</b></p>
C2.8	Separation of classifications in the same storey	Applies	<p>The wall separating Class 8 “Factory Unit 29” from the “Class 6 Café” is to be provided with a fire wall FRL of 90/90/90.</p> <p><b>Capable of complying</b></p>
C2.9	Separation of classifications in different storeys	N/A	N/A
C2.10	Separation of lift shafts	N/A	N/A
C2.11	Stairways and lifts in one shaft	N/A	N/A
C2.12	Separation of equipment	N/A	N/A
C2.13	Electricity supply system	N/A	N/A
C2.14	Public corridors in Class 2 and 3 buildings	N/A	N/A
<b>PART C3</b>	<b>PROTECTION OF OPENINGS</b>		
C3.2(a) NSW deleted	Protection of openings in external walls that are required to have an FRL	Applies	<p>Openings within 3m of the southern boundary are required to be protected in accordance with Clause C3.4.</p> <p><b>Capable of complying</b></p>
C3.3	Separation of openings in different fire compartments	N/A	N/A
C3.4	Acceptable methods of protection	Applies	<p><b>Recommendation:</b></p> <p>Doorways are to be protected with:</p> <p>(a) Internal or external wall-wetting sprinklers as appropriate used with</p>

Item	Description	Status	Comments
			<p>doors that are self-closing or automatic closing; or</p> <p>(b) -/60/30 fire doors that are self-closing or automatic closing.</p> <p>Windows are to be protected with:</p> <p>(a) Internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(b) -/60/- fire windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(c) -/60/- automatic closing fire shutters.</p> <p>Other openings are to be protected with:</p> <p>(a) Excluding voids – internal or external wall-wetting sprinklers, as appropriate; or</p> <p>(b) Construction having an FRL not less than -/60/-.</p> <p>Fire doors, fire windows and fire shutters must comply with Specification C3.4.</p> <p><b>Capable to complying</b></p>
C3.5	Doorways in fire walls	N/A	N/A
C3.6	Sliding fire doors	N/A	N/A
C3.7	Protection of doorways in horizontal exits	N/A	N/A
C3.8	Openings in fire isolated exits	N/A	N/A
C3.9	Service penetrations in fire isolated exits	N/A	N/A
C3.10	Openings in fire isolated lift shafts	N/A	N/A
C3.11 NSW C3.11(d)	Bounding construction: Class 2, 3 & 4 buildings	N/A	N/A
C3.12	Openings in floors for services	N/A	N/A
<b>SECTION D</b>	<b>ACCESS &amp; EGRESS</b>		
<b>PART D1</b>	<b>PROVISION FOR ESCAPE</b>		
D1.1	Application of part	Applies	
D1.2	Number of Exits required	Applies	<p>Every building must have at least one exit.</p> <p>Complies</p>
D1.3	When fire isolated exits are required	N/A	Stairs from car park are proposed to be fire-isolated.
D1.4	Exit travel distances	Applies	<p>No point on a floor must be more than 20m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>Complies</p>
D1.5	Distance between alternative exits	Applies	Exits are to be distributed uniformly as practicable with the minimum distance apart being 9m and no greater than 60m apart.

Item	Description	Status	Comments
			Complies
D1.6	Dimensions of exits	Applies	A minimum 1m clear path is to be provided within the building.  <b>Capable to complying</b>
D1.7	Travel via fire isolated exits	N/A	N/A
D1.8	External stairways	N/A	N/A
D1.9	Travel by non-fire isolated stairways or ramps	N/A	Stairs from car park are proposed to be fire-isolated.
D1.10	Discharge from exits	Applies	The paths of travel within the building are to be unobstructed and remain clear to ensure the path of travel is maintained.  <b>Capable to complying</b>
D1.11	Horizontal exits	N/A	N/A
D1.12 and Specification C1.12	Non required stairways, ramps or escalators	N/A	N/A
D1.13	Number of persons accommodated	Applies	Noted for assessment purposes.
D1.14 & D1.15	Measurement of distances and method of measurement	Noted	Noted
D1.16	Plant rooms and lift monitor rooms: concession	N/A	N/A
D1.17	Access to lift pits	N/A	N/A
<b>PART D2</b>	<b>CONSTRUCTION OF EXITS</b>		
D2.1	Application of part	Applies	
D2.2	Fire isolated stairways and ramps	N/A	N/A
D2.3	Non-fire isolated stairways and ramps	N/A	N/A
D2.4	Separation of rising and descending stair flights	N/A	N/A
D2.5	Open access ramps and balconies	N/A	N/A
D2.6	Smoke lobbies	N/A	N/A
D2.7	Installations in exits and paths of travel	N/A	N/A
D2.8	Enclosure of space under stairs and ramps	Applies	The space below a mezzanine required non-fire isolated stairway must not be enclosed to form a cupboard or other enclosed space unless the enclosing walls & ceilings have an FRL of not less than 60/60/60 and any access doorway to the enclosed space is fitted with a self-closing - /60/30 fire door.  <b>Capable of complying</b>
D2.9	Width of stairways	Applies	The stairway does not exceed 2m in width.
D2.10	Pedestrian ramps, Also reference Part D3 & AS1428.1	N/A	Entrance ramps are required to have a gradient not steeper than 1:14.  <b>Capable of complying</b>
D2.11	Fire isolated passageways	N/A	N/A
D2.12	Roof as open space	N/A	N/A
D2.13	Treads and risers	Applies	<b>Capable of complying</b>
D2.14	Landings	Applies	<b>Capable of complying</b>

Item	Description	Status	Comments
D2.15	Thresholds	Applies	<b>Capable of complying</b>
D2.16	Balustrades	Applies	<p>Balustrades are to be a minimum of 1m in height and have no openings greater than 125mm.</p> <p>In addition to the above where floors are more than 4m above the surface beneath, any horizontal or near horizontal elements between 150mm and 760mm above the floor must not facilitate climbing.</p> <p><b>Capable of complying</b></p>
D2.17	Handrails	Applies	<p>Handrails in required non-fire-isolated exits are to be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold.</p> <p><b>Capable of complying</b></p>
D2.18	Fixed platforms, walkways, stairways and ladders	N/A	N/A
D2.19	Doorways and doors	N/A	N/A
D2.20	Swinging doors	Applies	<p>Required exit doors are to swing in the direction of egress.</p> <p><b>Complies</b></p>
D2.21	Operation of latch	Applies	<p>Lever downward action door hardware is to be installed on all required exits.</p> <p><b>Capable of complying</b></p>
D2.22	Re-entry from fire isolated exits	N/A	N/A
D2.23	Signs on fire doors	Applies	<b>Capable of complying</b>
D2.24	Protection of openable windows	N/A	N/A
D2.25	Timber stairways: Concession	N/A	N/A
<b>PART D3</b>	<b>ACCESS FOR PEOPLE WITH A DISABILITY</b>		
D3.1	General Building Access Requirements	Applies	<p>Access for people with a disability is to be provided to all areas normally used by the occupants.</p> <p><b>Capable of complying</b></p>
D3.2	Access to Buildings	Applies	<p>An accessway is to be provided to the buildings from the allotment boundary to the principle entrances.</p> <p>Any ramps providing access to the buildings are required to have a gradient not steeper than 1:14 to comply with AS1428.1-2009.</p> <p><b>Capable of complying</b></p>
D3.3	Parts of Buildings to be Accessible	Applies	<p>Access is to be provided from the shared disabled car space to the principal entrance to the building to and within all areas normally used by the occupants to.</p> <p><b>Complies</b></p> <p>Doorways to have minimum clear opening of</p>

Item	Description	Status	Comments
			<p>850mm (920mm door). Circulation spaces to doorways to comply with AS1428.1-2009.</p> <p><b>Comments:</b> Door schedule required to confirm compliance.</p> <p><b>Capable of complying</b></p> <p>A uni-sex disabled sanitary facility is to be provided to comply with AS1428.1-2009.</p> <p><b>Capable of complying</b></p> <p><b>Note:</b> A ramp complying with AS1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building containing not more than 3 storeys and with a floor area for each storey excluding the entrance storey of not more than 200m2.</p>
D3.4	Exemptions	N/A	N/A
D3.5	Accessible Carparking	Applies	<p>One (1) shared accessible car space for every 100 car parking spaces is to be provided and nominated on the plans to comply with AS2890.1 &amp; 6.</p> <p><b>Comments:</b> Two (2) shared accessible car spaces proposed.</p> <p><b>Complies</b></p>
D3.6	Signage	Applies	<p>Braille and tactile signage complying with <a href="#">Specification D3.6</a> must be provided to – An <a href="#">accessible</a> unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and signage to identify an ambulant <a href="#">accessible</a> sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and identify each door <a href="#">required</a> by <a href="#">E4.5</a> to be provided with an <a href="#">exit</a> sign and state— Exit and Level by the floor level number.</p> <p>The signage is to be in the international symbols and also be provided to the shared disabled car space (if designated).</p> <p><b>Capable of complying</b></p>
D3.8	Tactile Indicators	Applies	<p>Tactile indicators are required to be provided at all ramps leading to the buildings.</p> <p><b>Capable of complying</b></p>

Item	Description	Status	Comments
<b>SECTION E</b>	<b>SERVICES &amp; EQUIPMENT</b>		
<b>PART E1</b>	<b>FIRE FIGHTING EQUIPMENT</b>		
E1.3	Fire Hydrants	Applies	<p>The building is to be serviced with a hydrant system.</p> <p><b>Comments:</b> Hydraulic details and design certificate is to be provided to confirm that the hydrant system complies with AS2419.1-2005.</p> <p><b>Capable of complying</b></p>
E1.4	Hose reels	Applies	<p>Fire hose reels are to be provided to serve a fire compartment greater than 500m<sup>2</sup> and to serve the building where internal fire hydrants are to be provided.</p> <p><b>Comments:</b> Hydraulic details and design certificate is to be provided to confirm that the hose reel system complies with AS2441.1-2005.</p> <p><b>Capable of complying</b></p>
E1.5 and Specification E1.5 – Fire Sprinkler Systems	Sprinklers	Applies	<p>A sprinkler system is to be provided to the Class 7a carpark as it accommodates more than 40 vehicles.</p> <p><b>Comments:</b> Hydraulic details and design certificate is to be provided to confirm that the sprinkler system complies with AS2118.1.</p> <p>Occupancies of excessive hazard where the floor area exceed 2,000sqm or the volume is more than 12,000cum and is capable of storing combustible goods with an aggregate volume exceeding 1,000cum and stored to a height greater than 4m at sprinkler system is to be installed.</p> <p><b>Capable of complying</b></p>
E1.6	Portable fire extinguishers	Applies	<p>The buildings are to be provided with Portable Fire Extinguishers in accordance AS 2444.</p> <p><b>Capable of complying</b></p>
E1.8 and Specification E1.8 – Fire Control Centres	Fire control centres	N/A	N/A
E1.9	Fire precautions during construction	Noted	Noted
E1.10	Provision for special hazards	N/A	N/A
<b>PART E2</b>	<b>SMOKE HAZARD MANAGEMENT</b>		
E2.1	Application of part	N/A	N/A
E2.2 and Specification E2.2a –	General requirements	N/A	(a) In a Class 7 or 8 building, which does not exceed 18,000 m <sup>2</sup> in floor area nor exceed 108,000 m <sup>3</sup> in volume, the building must be

Item	Description	Status	Comments
Smoke Detection and Alarm Systems; Specification E2.2b – Smoke Exhaust Systems; Specification E2.2c – Smoke and Heat Vents			<p>provided with—</p> <p>(i) a sprinkler system complying with <b>Specification E1.5</b>, and provided with perimeter vehicular access complying with <b>G2.4(b)</b>; or</p> <p>(ii) an <i>automatic</i> fire detection and alarm system complying with AS 1670.1 and monitored in accordance with <b>Clause 7 of Specification E2.2a</b>; or</p> <p>(iii) an <i>automatic</i> smoke exhaust system in accordance with <b>Specification E2.2b</b>; or</p> <p>(iv) <i>automatic smoke and heat vents</i> in accordance with <b>Specification E2.2c</b>; or</p> <p>(v) natural smoke venting, with ventilation openings distributed as evenly as practicable and comprising permanent openings at roof level with a free area not less than 1.5% of <i>floor area</i> and low level openings which may be permanent or readily openable with a free area not less than 1.5% of <i>floor area</i>.</p> <p>(b) In a Class 5, 6, 7, 8 or 9 building, which exceeds 18 000 m<sup>2</sup> in <i>floor area</i> or 108 000 m<sup>3</sup> in volume, the building must be provided with—</p> <p>(i) if the ceiling height of the <i>fire compartment</i> is not more than 12 m—</p> <p>(A) an <i>automatic</i> smoke exhaust system in accordance with <b>Specification E2.2b</b>; or</p> <p>(B) <i>automatic smoke and heat vents</i> in accordance with <b>Specification E2.2c</b>; or</p> <p>(ii) if the ceiling height of the <i>fire compartment</i> is more than 12 m, an <i>automatic</i> smoke exhaust system in accordance with <b>Specification E2.2b</b>.</p>
E2.3	Provision for special hazards	N/A	N/A
<b>PART E3</b>	<b>LIFT INSTALLATIONS</b>		
E3.1	Lift Installations	Applies	<p>An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1 and E3.6.</p> <p>Manufacturers specifications and design certification is to be provided to the Principal Certifying Authority.</p> <p><b>Capable of complying</b></p>
E3.2	Stretcher facility in lifts	N/A	N/A
E3.3	Warning against use of lifts in fire	Applies	<b>Capable of complying</b>
E3.4	Emergency lifts	N/A	N/A
E3.5	Landings	Applies	<p>Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Section D.</p> <p><b>Capable of complying</b></p>
E3.6	Facilities for people with disabilities	Applies	<p>The lift design is to comply with E3.6 and AS1735.</p> <p><b>Comments:</b> Manufacturers specifications and</p>

Item	Description	Status	Comments
			design certification is to be provided to the Principal Certifying Authority.
E3.7	Fire service controls	N/A	N/A
E3.8	Aged care buildings	N/A	N/A
<b>PART E4</b>	<b>EMERGENCY LIGHTING, EXIT SIGNS &amp; WARNING SYSTEMS</b>		
E4.2	Emergency lighting requirements	Applies	Emergency lighting is required to be installed in the buildings.  Electrical details and design certificate are to be provided prior to issue of the Construction Certificate.  <b>Capable of complying</b>
E4.5	Exit signs	Applies	The buildings are to be provided with exit signage over required exits to comply with AS2293.1-2005.  Electrical details and design certificate are to be provided prior to issue of the Construction Certificate.  <b>Capable of complying</b>
E4.6	Direction signs	Applies	<b>Capable of complying</b>
E4.7	Class 2 and 3 buildings and Class 4 parts: exemptions	N/A	N/A
E4.9	Sound systems and intercom systems for emergency purposes	N/A	N/A
<b>PART F2</b>	<b>SANITARY AND OTHER FACILITIES</b>		
F2.1	Facilities in Residential Buildings	Applies	<b><u>Each sole-occupancy unit is required to have:</u></b>  <ul style="list-style-type: none"> <li>• Sink</li> <li>• Bath</li> <li>• Closet pan</li> <li>• Laundry</li> <li>• Heat drying</li> </ul> <p>Complies</p> <p><b><u>Facilities for employees</u></b></p> <p>If the building contains more than 10 sole-occupancy units the building is required to have 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> <p><b>Comments:</b> The building has been designed to incorporate facilities for employees. See also F2.3.  <b>Capable of complying</b></p>

Item	Description	Status	Comments
F2.3	Facilities in Class 3 to 9 Buildings	Applies	<p>It is anticipated not more than 10 people are to be employed, as such, a unisex facility is to be provided in each of the tenancies.</p> <p><b>Comments:</b> A uni-sex disabled sanitary facility is required to be provided for the employees of the café.</p> <p>Plans scaled to 1:50 are provided for the sanitary facilities.</p> <p><b>Capable of complying</b></p>

**Legend:**

N/A	= Not applicable
Applies	= Applicable for project
Complies	= Compliant
Capable	= Capable of Compliance with design
Non compliant	= Design does not comply with Deemed-to-Satisfy provisions of BCA

## 4.0 CONCLUSION

The proposed development is capable of complying with the provisions of the Building Code of Australia (BCA).

### Summary of Non-compliances

1. Section B - Structural details are to be provided for the development.
2. Spec C1.1 - The buildings are to be designed to comply with Type A & B Construction. However, should the compartment sizes be reduced to maximum 2000m<sup>2</sup> the buildings can be designed to comply with Type C Construction.
3. C3.2 - Openings within 3m of the southern boundary are required to be protected in accordance with Clause C3.4.
4. C3.4 - Doorways in southern elevation are to be -/60/30 fire doors that are self-closing or automatic closing. Door schedule required to confirm compliance.
5. D1.10 - An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.
6. D2.8 - The space below the stairs to the mezzanine level must not be enclosed unless the walls and ceiling have an FRL of 60/60/60 and a -/60/30 fire door.
7. D2.21 - Lever downward action door hardware is to be installed on all required exits.
8. D3.2 - An accessway is to be provided to the buildings from the allotment boundary to the principle entrances. Any ramps providing access to the buildings are required to have a gradient not steeper than 1:14 to comply with AS1428.1-2009.
9. D3.3 - Doorways to have minimum clear opening of 850mm (920mm door). A door schedule is to be provided.
10. D3.8 - Tactile indicators are required to be provided at all ramps and stairs leading to the buildings.
11. E1.3 – Hydraulic details and design certificate is to be provided to confirm that the hydrant system complies with AS2419.1-2005.
12. E1.4 – Hydraulic details and design certificate is to be provided to confirm that the hose reel system complies with AS2441.1-2005.
13. E1.5 – Hydraulic details and design certificate is to be provided to confirm that the sprinkler system in the carpark complies with AS2118.1.
14. E1.6 – The buildings are to be provided with Portable Fire Extinguishers in accordance AS 2444.
15. E3.1 - An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1 and E3.6. Manufacturers specifications and design certification is to be provided to the Principal Certifying Authority.
16. E4.2, E4.5 and E4.6 - The building is to be provided with emergency and exit lighting to comply with AS2293.1-2005.

17. F2.3 - A uni-sex disabled sanitary facility is required to be provided in each tenancy and for the employees of the café. Plans scaled to 1:50 are provided for the sanitary facilities.

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## APPENDIX A - FIRE SAFETY SCHEDULE

Industrial Development – 1-23 Lenore Drive and Erskine Park Road, ERSKINE PARK

<b>Fire Safety Measures</b>	<b>Existing Standard of Performance</b>	<b>Proposed Standard of Performance</b>
Emergency lighting		BCA E4.2, E4.4 & AS/NZS2293.1-2005
Exit signs		BCA E4.5, E4.6, E4.8 & AS/NZS2293.1-2005
Hydrant System		BCA Clause E1.3 & AS2419.1-2005
Hose Reel System		BCA E1.4 & AS2441-2005
Automatic Fire Suppression System (Carpark)		BCA E1.5, Spec E1.5 and AS2118.1-1999
Mechanical Air Handling System (Carpark)		BCA E2.2 & Spec E2.2b and AS1668.1-2015
Portable fire extinguishers		BCA E1.6 & AS2444-2001