Date: 25 February 2019
Our Ref: P19031

Mr Vladimir Vanovac
P.O. Box 3038
North Parramatta NSW 1750

Dear Vladimir,

RE: 110 -112 Mount Vernon Rd, Mount Vernon
BCA COMPLIANCE ASSESSMENT

Please find enclosed our BCA Compliance Report prepared in respect of the proposed design contained within the architectural documentation provided.

In reviewing the content of this Report, particular attention is drawn to the content of Parts 3 and 4, as: –

- Part 3 summarizes the compliance status of the proposed design in terms of each prescriptive provision of the BCA.

  The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

- Part 4 contains a detailed analysis of the proposed design, and provides informative commentary & recommendation in respect of each instance of prescriptive non-compliance and area of preliminary only (design) detail, as applicable.

  This commentary enables the project team to readily identify and understand the nature and extent of information required within the Construction Certificate application to demonstrate the attainment of BCA compliance.

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

Yours faithfully

Kieran Tobin
Director

BCA COMPLIANCE ASSESSMENT

PREPARED FOR

Mr Vladimir Vanovac

REGARDING
110 -112 Mount Vernon Rd, Mount Vernon

Prepared By

BCA vision

REPORT REGISTER

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

Our Reference	Issue No.	Remarks	Issue Date
P19031	1	Design Compliance Report	25 February 2019

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1.0 INTRODUCTION

1.1 GENERAL

This "BCA Compliance Assessment" report has been prepared at the request of Mr Vladimir Vanovac, and relates to the premises located at 110 -112 Mount Vernon Rd, Mount Vernon.
The project proposal is for a new single storey childcare centre.

1.2 REPORT BASIS

The content of this report reflects –

(a) The principles and provisions of BCA 2016, Parts C, D, E & F;
(b) Concept Architectural documentation provided by Project Works Design –

Numbered	Titled	Dated
SK01	Site Plan	01/11/18
SK02	Floor Plan	08/02/18
SK03	Roof Plan	08/02/18
SK04	Elevations	08/02/18

1.3 EXCLUSIONS

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

(a) Structural and services design documentation;
(b) General building services;
(c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
(d) The individual requirements of the Workcover Authority;
(e) Disability Discrimination Act (DDA);
(f) Assessment of any structural elements or geotechnical matters relating to the building, including any;
(g) Consideration of any fire services operations (including hydraulic, electrical or other systems);
(h) Assessment of plumbing and drainage installations, including stormwater;
(i) Assessment of mechanical plant operations, electrical systems or security systems;
(j) Heritage significance;
(k) Consideration of energy or water authority requirements;
(l) Consideration of Council's local planning policies;
(m) Environmental or planning issues;
(n) Requirements of statutory authorities;
(o) Sections B, G, H, J or I of the BCA are not considered.

1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the proposed works comply with the relevant prescriptive provisions of BCA 2016, Parts C, D, E & F.

Assessment of the proposed design considers each prescriptive BCA provision, and identifies such as either: –

(a) Being complied with; or
(b) Not being complied with; or
(c) Requiring the provision further detail with the future Building Permit or other application or
(d) Not being relevant to the particular building works proposal.

The status of the design, in terms of these four (4) categories, is summarised within Part 3 of this report.

Where prescriptive non-compliance is identified, suitable recommendations to remedy the non-compliance shall be detailed in Part 4.

In instances where preliminary only detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Construction Certificate) shall also be outlined in Part 4.

2.0 BUILDING DESCRIPTION

2.1 GENERAL

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

2.2 RISE IN STOREYS (CLAUSE C1.2)

The buildings are proposed to have a rise in storeys of one (1).

2.2 BUILDING CLASSIFICATION (CLAUSE A3.2)

The Building currently contains the following classifications

Class	Description
Class 9b	an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class

2.3 Effective Height (Clause A1.1)

The buildings have an effective height of less than 12m.

2.4 TYPE OF CONSTRUCTION (TABLE C1.1)

Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	**Class of building—FRL: (in minutes)**
	Structural adequacy/ Integrity/ Insulation
	5, 7a or 9
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any *fire-source feature* to which it is exposed is—	
Less than 1.5 m	90/ 90/ 90
1.5 to less than 3 m	60/ 60/ 60
3 m 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 1.5 m	90/–/–
1.5 to less than 3 m	60/–/–
3 m or more	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90/ 90
INTERNAL WALLS-	
Bounding *public corridors*, public lobbies and the like—	–/–/–
Between or bounding *sole-occupancy units*—	–/–/–
Bounding a stair if *required* to be rated—	60/ 60/ 60
ROOFS	–/–/–

2.6 GENERAL FLOOR AREA LIMITATIONS (TABLE C2.2)

Subject to the following maximum fire compartment floor area and volume limits for Construction: –

Table C2.2 – Maximum size of Fire Compartments				
Building Class		Type A	Type B	**Type C**
5, 9b, 9c	Max Floor area Max Volume	8000 m^2 48,000 m^3	5,500 m^2 33,000 m^3	**3000 m^2** **18,000 m^3**

3.0 BCA ASSESSMENT – SUMMARY

3.1 GENERAL

The tables contained within items 3.2 – 3.5 below summarise the compliance status of the proposed architectural design in terms of each prescriptive provision of the Building Code of Australia.

For those instances of either "prescriptive non-compliance" or "preliminary only detail", a detailed analysis and commentary is provided within Part 4.

3.2 SECTION C – FIRE RESISTANCE

BCA reference	Complies	Does not comply	Detail Required	Not relevant
Spec. C1.1 – fire resisting construction			✓	
C1.3 – buildings of multiple classification				✓
C1.4 – mixed types of construction				✓
C1.5 – two storey Class 2 or 3 buildings				✓
C1.6 – Class 4 parts of a building				✓
C1.7 – open spectator stands & indoor sports stadiums				✓
C1.8 – lightweight construction				✓
C1.9 – non-combustible materials				
C1.10 – fire hazard properties			✓	
C1.11 – performance of external walls				✓
C2.2 – general floor area & volume limits	✓			
C2.3 – large isolated buildings				✓
C2.4 – requirements for open spaces & vehicular access				✓
C2.5 – Class 9a and 9c buildings				✓
C2.6 – vertical separation of openings in external walls				✓
C2.7 – separation of firewalls				✓
C2.8 – separation of classifications in same storey				✓
C2.9 – separation of classifications in different storeys				✓
C2.10 – separation of lift shafts				✓
C2.11 – stairways and lifts in one shaft				✓
C2.12 – separation of equipment				✓
C2.13 – electricity supply system				✓
C2.14 – public corridors in Class 2 and 3 buildings				✓
C3.1 – application of part				✓
C3.2 – openings in external walls	✓			
C3.3 – separation of external walls & associated openings				✓
C3.4 – acceptable methods of protection				✓
C3.5 – doorways in firewalls				✓
C3.6 – sliding fire doors				✓
C3.7 – doorways in horizontal exits				✓
C3.8 – openings in fire-isolated exits				✓
C3.9 – service penetrations in fire-isolated exits				✓
C3.10 – openings in fire-isolated lift shafts				✓
C3.11 – bounding construction: Class 2, 3, 4 buildings				✓
C3.12 – openings in floors & ceilings for services				✓
C3.13 – openings in shafts				✓
C3.15 – openings for service installations				✓
C3.16 – construction joints				✓
C3.17 – columns protected with f/r lightweight construction				✓

3.3 SECTION D – ACCESS AND EGRESS

BCA reference	Complies	Does not comply	Detail Required	Not relevant
D1.2 – number of exits required	✓			
D1.3 – when fire-isolated exits are required				✓
D1.4 – exit travel distances	✓			
D1.5 – distance between alternative exits	✓			
D1.6 – dimensions of exits and paths of travel to exits	✓			
D1.7 – travel via fire-isolated exits				✓
D1.8 – external stairways or ramps in lieu of fire-isolated exits				✓
D1.9 – travel via non-fire isolated stairways or ramps				✓
D1.10 – discharge from exits			✓	
D1.11 – horizontal exits				✓
D1.12 – non-required stairways or ramps				✓
D1.16 – plant rooms and lift motor rooms: concession				✓
D1.17 – access to lift pits				✓
D2.2 – fire-isolated stairways and ramps				✓
D2.3 – non-fire isolated stairways and ramps				✓
D2.4 – separation of rising and descending stair flights				✓
D2.5 – open access ramps and balconies				✓
D2.6 – smoke lobbies				✓
D2.7 – installations in exits and paths of travel			✓	
D2.8 – enclosure of space under stairs and ramps				✓
D2.9 – width of stairways				✓
D2.10 – pedestrian ramps				✓
D2.11 – fire-isolated passageways				✓
D2.12 – roof as open space				✓
D2.13 – goings and risers				✓
D2.14 – landings				✓
D2.15 – thresholds			✓	
D2.16 – balustrades				✓
D2.17 – handrails				✓
D2.18 – fixed platforms, walkways, stairways and ladders				✓
D2.19 – doorways and doors				✓
D2.20 – swinging doors	✓			
D2.21 – operation of latch			✓	
D2.22 – re-entry from fire-isolated exits				✓
D2.23 – signs on doors				✓
D2.24 – Protection of Openable windows				✓
D3.1 – General Building Access Requirements			✓	
D3.2 – Access to Buildings			✓	
D3.3 – parts of buildings to be accessible			✓	
D3.4 – concessions			✓	
D3.5 – car parking			✓	
D3.6 – signage			✓	
D3.7 – hearing augmentation services and features				✓
D3.8 – tactile indicators				✓
D3.9 – Wheelchair Seating				✓
D3.10 – Swimming Pools				✓
D3.11 - Ramps				✓
D3.12 – Glazing on Access ways			✓	

3.4 SECTION E – SERVICES AND EQUIPMENT

BCA reference	Complies	Does not comply	Detail Required	Not relevant
E1.3 – fire hydrants			✓	
E1.4 – fire hose reels			✓	
E1.5 – sprinklers				✓
E1.6 – portable fire extinguishers			✓	
E1.8 – fire control centres				✓
E1.9 – fire precautions during construction				✓
E1.10 – provision for special hazards				✓
E2.2a – general provisions			✓	
E2.2b – specific provisions				✓
E2.3 – provision for special hazards				✓
E3.2 – stretcher facility in lifts				✓
E3.3 – warning against use of lifts in fire				✓
E3.4 – emergency lifts				✓
E3.5 – landings				✓
E3.6 – facilities for people with disabilities				✓
E3.7 – fire service controls				✓
E3.8 – aged care buildings				✓
E3.9 – Fire Service Recall Switch				✓
E3.10 – Lift Car Fire Service Drive Control Switch				✓
E4.2 – emergency lighting			✓	
E4.4 – design and operation of emergency lighting			✓	
E4.5 – exit signs			✓	
E4.6 – direction signs			✓	✓
E4.7 – Class 2 and 3 buildings and Class 4 parts: exemptions				✓
E4.8 – design and operation of exit signs			✓	
E4.9 – Sound Systems & Intercom Systems for Emergencies				✓

3.5 SECTION F – HEALTH AND AMENITY

BCA reference	Complies	Does not comply	Can Readily Comply	Not relevant
F1.1 – stormwater drainage			✓	
F1.5 – roof coverings			✓	
F1.6 – sarking			✓	
F1.7 – water proofing of wet areas			✓	
F1.9 – damp proofing			✓	
F1.10 – damp proofing of floors on ground			✓	
F1.11 – floor wastes				✓
F1.12 – sub-floor ventilation				✓
F1.13 – glazed assemblies			✓	
F2.1 – facilities in residential buildings				✓
F2.3 – facilities in Class 3 to 9 buildings		✓		
F2.4 – facilities for people with disabilities			✓	
F2.5 – construction of sanitary compartments				✓
F2.7 – microbial (legionella) control				✓
F2.8 – waste management				✓
F3.1 – height of rooms			✓	
F4.1 – provision of natural light			✓	
F4.2 – methods and extent of natural lighting			✓	
F4.3 – natural lighting borrowed from adjoining room				✓
F4.4 – artificial lighting			✓	
F4.5 – ventilation of rooms			✓	
F4.6 – natural ventilation			✓	
F4.7 – ventilation borrowed from an adjoining room				✓
F4.8 – restriction on position of water closets and urinals				✓
F4.9 – airlocks				✓
F4.11 – car parks				✓
F4.12 – kitchen local exhaust ventilation			✓	
F5.2 – sound transmission class: interpretation				✓
F5.3 – sound transmission of floors between units				✓
F5.4 – sound insulation of walls between units				✓
F5.5 – sound insulation rating of walls				✓
F5.6 – sound insulation rating of services				✓
F5.7 – sound insulation of pumps				✓

4.0 BCA ASSESSMENT – DETAILED ANALYSIS

4.1 GENERAL

With reference to the "BCA Assessment Summary" contained within Part 3 above, the following detailed analysis and commentary is provided. This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.

4.2 SECTION C – FIRE RESISTANCE

C1.1	Fire resistance Levels Are required to comply with Table 4 of Specification C1.1	Generally, compliance is required with Table 5 of Specification C1.1 We note setbacks indicate that all external walls are greater than 3m from a property boundary Fire Source Feature
C1.10	Fire Hazard Properties (a) The *fire hazard properties* of the following linings, materials and assemblies in a Class 2 to 9 building must comply with Specification C1.10: (i) Floor linings and floor coverings. (ii) Wall linings and ceiling linings. (iii) Air-handling ductwork. (iv) Lift cars. (v) In Class 9b buildings used as a theatre, public hall or the like— (A) fixed seating in the audience area or auditorium; and (B) a proscenium curtain *required* by Specification H1.3. (vi) Escalators, moving walkways and non-*required* non *fire-isolated*	Further detail is required within the construction documentation.

	*stairway*s or pedestrian ramps subject to Specification D1.12. (vii) *Sarking-type materials*. (viii) Attachments to floors, ceilings, internal walls and the internal linings of external walls. (ix) Other materials including insulation materials other than *sarking-type materials*. (b) Paint or fire-retardant coatings must not be used to make a substrate comply with the *required fire hazard properties*. (c) The requirements of (a) do not apply to a material or assembly if it is— (i) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or (ii) a *fire-protective covering*; or (iii) a timber-framed *window*; or (iv) a solid timber handrail or skirting; or (v) a timber-faced solid-core door or timber-faced fire door; or (vi) an electrical switch, socket-outlet, cover plate or the like; or (vii) a material used for— (A) a roof insulating material applied in continuous contact with a substrate; or (B) an adhesive; or (C) a damp-proof course, flashing, caulking, sealing, ground moisture barrier, or the like; or (viii) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or (ix) a clear or translucent roof light of glass fibre reinforced polyester if— (A) the roof in which it is installed forms part of a single *storey*	

	building *required* to be Type C construction; and (B) the material is used as part of the roof covering; and (C) it is not closer than 1.5 m from another roof light of the same type; and (D) each roof light is not more than 14 m^2 in area; and (E) the area of the roof lights per 70 m^2 of roof surface is not more than 14 m^2; or (x) a face plate or neck adaptor of supply and return air outlets of an air handling system; or (xi) a face plate or diffuser plate of light fitting and emergency *exit* signs and associated electrical wiring and electrical components; or (xii) a joinery unit, cupboard, shelving, or the like; or (xiii) an attached non-building fixture and fitting such as— (A) a curtain, blind, or similar decor, other than a proscenium curtain *required* by Specification H1.3; and (B) a whiteboard, *window* treatment or the like; or (xiv) any other material that does not significantly increase the hazards of fire.	

4.4 SECTION D – ACCESS AND EGRESS

Cl. D1.10	Discharge from exits (a) 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. (b) If a *required* *exit* leads to an *open space*, the path of travel to the road must have an unobstructed width throughout of not less than— (i) the minimum width of the *required* *exit*; or (ii) 1 m, whichever is the greater. (c) If an *exit* discharges to *open space* that is at a different level than the public road to which it is connected, the path of travel to the road must be by— (i) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if *required* by the *Deemed-to-Satisfy Provisions* of Part D3	Further detail is required within the construction documentation.
Cl. D2.15	Thresholds The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless— (c) in a building *required* to be *accessible* by Part D3, the doorway— (i) opens to a road or *open space*; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1	Further detail is required within the construction documentation.
Cl. D2.20	Swinging doors A swinging door in a required exit or forming part of a required exit— (a) must not encroach—	For reference

	(i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required— (A) stairway; or (B) ramp; or (C) passageway, if it is likely to impede the path of travel of the people already using the exit; and (ii) when fully open, by more than 100 mm on the required width of the required exit, and the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door; and (b) must swing in the direction of egress	
Cl. D2.21	Operation of latch (a) A door in a *required exit*, forming part of a *required exit* or in the path of travel to a *required exit* must be readily openable without a key from the side that faces a person seeking egress, by— (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area *required* to be *accessible* by Part D3— (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor. (b) The requirements of (a) do not apply to a door that— (i) serves a vault, strong-room, *sanitary compartment*, or the like; or (iii) serves the secure parts of a bank, *detention centre*, mental health facility, *early childhood centre* or the like and it can be immediately unlocked—	Further detail is required within the construction documentation.

	(A) by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or (B) by hand by a person or persons, specifically nominated by the owner, properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that persons in the building or part may immediately escape if there is a fire	
Cl. D3.1	General building access requirements Buildings and parts of buildings must be *accessible* as *required* by Table D3.1, unless exempted by D3.4.	Specific non compliances were identified as follows:- 1) A technical non compliance exists where an Accessible sanitary facility is not positioned adjacent to 50% of banks of toilets – if raised by the nominated Certifier an Access Performance Report may be required 2) The staff sanitary facilities must be compliant as "Accessible" Sanitary facilities 3) The rear external ramp landings must be increased to 1500 x1500mm to allow for a 90 degree turn Compliance with the AS 1428.1 Clauses following must be observed/demonstrated through construction:- Clause 6 - CONTINUOUS ACCESSIBLE PATHS OF TRAVEL

		Clause 7 - FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES Clause 10 - WALKWAYS, RAMPS AND LANDINGS Clause 13 - DOORWAYS, DOORS AND CIRCULATION SPACE AT DOORWAYS Clause 14 - SWITCHES AND GENERAL PURPOSE OUTLETS (POWER POINTS) Clause15 - SANITARY FACILITIES Clause 16 – AMBULANT SANITARY FACILITIES
Cl. D3.2	Access to buildings (a) An *accessway* must be provided to a building *required* to be *accessible*— (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another *accessible* building connected by a pedestrian link; and (iii) from any *required* *accessible* carparking space on the allotment. (b) In a building *required* to be *accessible*, an *accessway* must be provided through the	For Reference

principal pedestrian entrance, and—

(i)

through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and

(ii) in a building with a total *floor area* more than 500 m^2, a pedestrian entrance which is not *accessible* must not be located more than 50 m from an *accessible* pedestrian entrance,

except for pedestrian entrances serving only areas exempted by D3.4.

(c) Where a pedestrian entrance *required* to be *accessible* has multiple doorways—

(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be *accessible*; and

(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be *accessible*.

(d) For the purposes of (c)—

(i) an *accessible* pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—

(A) all doorways serve the same part or parts of the building;

	and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). (e) Where a doorway on an *accessway* has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.	
Cl. D3.3	Parts of buildings to be accessible In a building *required* to be *accessible*— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with— (i) for a ramp, except a *fire-isolated ramp*, clause 10 of AS 1428.1; and (ii) for a stairway, except a *fire-isolated stairway*, clause 11 of AS 1428.1; and (iii) for a *fire-isolated stairway*, clause 11.1(f) and (g) of AS 1428.1; and (b) every passenger lift must comply with E3.6; and	For Reference

(c) *accessways* must have—

(i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an *accessway* where a direct line of sight is not available; and

(ii) turning spaces complying with AS 1428.1—

(A) within 2 m of the end of *accessways* where it is not possible to continue travelling along the *accessway*; and

(B) at maximum 20 m intervals along the *accessway*; and

(d) an intersection of *accessways* satisfies the spatial requirements for a passing and turning space; and

(e) a passing space may serve as a turning space; and

(f) a ramp complying with AS 1428.1 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—

(i) containing not more than 3 *storeys*; and

(ii) with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200 m^2; and

(g) clause 7.4.1(a) of AS 1428.1 does not apply and

	is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.	
Cl. D3.4	Exemptions The following areas are not *required* to be *accessible*: **(a)** An area where access would be inappropriate because of the particular purpose for which the area is used. **(b)** An area that would pose a health or safety risk for people with a disability. **(c)** Any path of travel providing access only to an area exempted by (a) or (b).	Consideration is required by the PCA as to whether a clause D3.4 (a) concession is available for the following areas Cot rooms Store rooms Nappy change Bottle Prep
Cl. D3.5	Accessible carparking Accessible carparking spaces— (a) subject to (b), must be provided in accordance with Table D3.5 in— (i) a Class 7a building required to be accessible; and (ii) a carparking area on the same allotment as a building required to be accessible; and (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (c) subject to (d), must comply with AS/NZS 2890.6; and (d) need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.	Further detail is required within the construction documentation.
Cl. D3.6	Signage In a building *required* to be *accessible*— (a) braille and tactile signage complying with Specification D3.6 must—	Further detail is required within the construction documentation.

	(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility within a *sole-occupancy unit* in a Class 1b or Class 3 building; and (B) space with a hearing augmentation system; and (ii) identify each door *required* by E4.5 to be provided with an *exit* sign and state— (A) "Exit"; and (B) "Level" followed by the floor level number; and (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and (c) signage in accordance with AS 1428.1 must be provided for *accessible* unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and (d) signage to identify an ambulant *accessible* sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and (e) where a pedestrian entrance is not *accessible*, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest *accessible* pedestrian entrance; and (f) where a bank of sanitary facilities is not provided with an *accessible* unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not *accessible*, to direct a person to the location of the nearest *accessible* unisex sanitary facility.	

Cl. D3.12	Glazing on an accessway On an *accessway*, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS428.1.	Further detail is required within the construction documentation.

4.5 SECTION E – SERVICES AND EQUIPMENT

Cl. E1.3	Fire hydrants (a) A fire hydrant system must be provided to serve a building— (i) having a total floor area greater than 500 m2; and (ii) where a fire brigade is available to attend a building fire. (b) The fire hydrant system— (i) must be installed in accordance with AS 2419.1, except a Class 8 electricity network substation need not comply with clause 4.2 of AS 2419.1 if— (A) it cannot be connected to town main supply; and (B) one hour water storage is provided for firefighting	Verification will be required with the Construction Documentation
Cl. E1.4	Fire hose reels (a) E1.4 does not apply to— (i) a Class 2 or 3 building or Class 4 part of a building; or (ii) a Class 8 electricity network substation; or (iii) a Class 9c building; or (iv) classrooms and associated corridors in a primary or secondary school. (b) A fire hose reel system must be provided— (i) to serve the whole building where one or more internal fire hydrants are installed; or (ii) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500 m2 (c) The fire hose reel system must— (i) have fire hose reels installed in accordance with AS 2441; and (ii) provide fire hose reels to serve only the storey at which they are located, except a sole-occupancy unit of not more than 2 storeys in a Class 5, 6, 7, 8 or 9 building may be served by a single fire hose reel located at the level of egress from that sole-occupancy unit provided the fire hose reel can provide coverage to the whole of the sole-occupancy unit. (d) Fire hose reels must be located internally, externally or in combination, to achieve the system coverage specified in AS 2441.	Verification will be required with the Construction Documentation
Cl. E1.6	Portable fire extinguishers (a) Portable fire extinguishers must be—	Verification will be required with the Construction Documentation

	(i) provided as listed in Table E1.6; and (ii) for a Class 2 or 3 building or Class 4 part of a building, provided— (A) to serve the whole Class 2 or 3 building or Class 4 part of a building where one or more internal fire hydrants are installed; or (B) where internal fire hydrants are not installed, to serve any *fire compartment* with a *floor area* greater than 500 m^2, and for the purposes of this clause, a *sole-occupancy unit* in a Class 2 or 3 building or Class 4 part of a building is considered to be a *fire compartment*; and (iii) subject to (b), selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444. (b) Portable fire extinguishers provided in a Class 2 or 3 building or Class 4 part of a building must be— (i) an ABE type fire extinguisher; and (ii) a minimum size of 2.5 kg; and (iii) distributed outside a *sole-occupancy unit*— (A) to serve only the *storey* at which they are located; and (B) so that the travel distance from the entrance doorway of any *sole-occupancy unit* to the nearest fire extinguisher is not more than 10 m.	
Cl. E2.2	Unless otherwise described in (b), in a building or part of a building used as an assembly building (not being a night club, discotheque or the like; or an exhibition hall, museum or art gallery) where the floor area of a fire compartment is more than 2000 m2, the fire compartment must be provided with— (i) an automatic smoke exhaust system complying with Specification E2.2b; or (ii) roof mounted automatic smoke-and-heat vents complying with Specification E2.2c, in a single storey building or the top storey of a multi storey building; or (iii) if the floor area of the fire compartment is not more than 5000 m2 has a rise in storeys of not more than — and the building	Verification will be required with the Construction Documentation

	(A) an automatic smoke detection and alarm system complying with Specification E2.2a; or (B) a sprinkler system complying with Specification E1.5. (b) The following buildings are exempt from the provisions of (a): (i) Sporting complexes, (including sports halls, gymnasiums, swimming pools, ice and roller rinks, and the like) other than indoor sports stadiums with total spectator seating for more than 1000 persons. (ii) Churches and other places used solely for religious worship. (iii) School classrooms.	
Cl. E4.2 **Cl. E4.4**	AS 2293.1 compliant emergency lighting must be provided throughout the car parking area and egress points from it.	Verification will be required with the Construction Documentation
Cl. E4.5 **Cl. E4.8**	AS 2293.1 compliant Exit Signage is required above each Exit door	Verification will be required with the Construction Documentation
Cl. E4.6 **Cl. E4.8**	AS 2293.1 compliant Directional signage must be provided where Exit signage is not directly visible	Verification will be required with the Construction Documentation

4.6 SECTION F – HEALTH AND AMENITY

Cl. F1.1	Stormwater drainage Stormwater drainage must comply with AS/NZS 3500.3.	Further details of compliance will be required within the Construction Documentation
Cl. F1.5	Roof coverings A roof must be covered with— metal sheet roofing complying with AS 1562.1	Further details of compliance will be required within the Construction Documentation
Cl. F1.6	Sarking *Sarking-type materials* used for weatherproofing of roofs and walls must comply with AS/NZS 4200 Parts 1 and 2.	Further details of compliance will be required within the Construction Documentation
Cl. F1.7	Waterproofing of wet areas in buildings In a Class 5, 6, 7, 8 or 9 building, building elements in the bathroom or shower room, a slop hopper or sink compartment, a laundry or *sanitary compartment* must— (i) be *water resistant* or *waterproof* in accordance with Table F1.7; and (ii) comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building. (c) Where a slab or stall type urinal is installed— (i) the floor surface of the room containing the urinal must— (A) be an impervious material; and (B) where no step is installed— (aa) be graded to the urinal channel for a distance of 1.5 m from the urinal channel; and (bb) the remainder of the floor be graded to a floor	Further details of compliance will be required within the Construction Documentation

	waste; and (C) where a step is installed— (aa) the step must have an impervious surface and be graded to the urinal channel; and (bb) the floor behind the step must be graded to a floor waste; and (ii) the junction between the floor surface and the urinal channel must be impervious. (d) Where a wall hung urinal is installed— (i) the wall must be surfaced with impervious material extending from the floor to not less than 50 mm above the top of the urinal and not less than 225 mm on each side of the urinal. (ii) the floor must be surfaced with impervious material and graded to a floor waste. (e) In a room with timber or steel framed walls and containing a urinal— (i) the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface; and (ii) the junction of the floor surface and the wall surface must be impervious.	
Cl. F1.9	Damp-proofing (a) Except for a building covered by (c), moisture from the ground must be prevented from reaching— (i) the lowest floor timbers and the walls above the lowest floor joists; and	Further details of compliance will be required within the Construction Documentation

	(ii) the walls above the damp-proof course; and (iii) the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders. (b) Where a damp-proof course is provided, it must consist of— (i) a material that complies with AS/NZS 2904; or (ii) impervious termite shields in accordance with AS 3660.1. (c) The following buildings need not comply with (a): (i) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (ii) A garage, tool shed, *sanitary compartment*, or the like, forming part of a building used for other purposes. (iii) An *open spectator stand* or *open-deck car park.*	
Cl. F1.10	Damp-proofing of floors on the ground If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870, except damp-proofing need not be provided if— (a) weatherproofing is not *required*; or (b) the floor is the base of a stair, lift or similar *shaft* which is adequately drained by gravitation or mechanical means.	Further details of compliance will be required within the Construction Documentation
Cl. F1.13	Glazed assemblies (a) Subject to (b) and (c), the following glazed assemblies in an	Further details of compliance will be required within the Construction Documentation

	external wall, must comply with AS 2047 requirements for resistance to water penetration: (i) Windows. (ii) Sliding doors with a frame. (iii) Adjustable louvres. (iv) Shopfronts. (v) Window walls with one piece framing. (b) The following buildings need not comply with (a): (i) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (ii) A garage, tool shed, *sanitary compartment*, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, *sanitary compartment* or the like contributes to the weatherproofing of the other part of the building. (iii) An *open spectator stand* or *open-deck car park*. (c) The following glazed assemblies need not comply with (a): (i) All glazed assemblies not in an *external wall*. (ii) Hinged doors, including French doors and bi-fold doors. (iii) Revolving doors. (iv) Fixed louvres. (v) Skylights, roof lights and windows in other than the vertical plane. (vi) Sliding doors without a frame. (vii) Shopfront doors. (viii) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with	

	AS 2047. (ix) Second-hand windows, re-used windows, recycled windows and replacement windows. (x) Heritage windows.	
Cl. F2.3	Facilities in Class 3 to 9 buildings (a) Sanitary facilities must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Table F2.3. (b) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. (c) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy. (d) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a *school* or *early childhood centre*) provided the number of facilities provided is not less than the total number of facilities *required* for employees plus those *required* for the public. (e) Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by females. (g) A Class 9b *early childhood centre* must be provided with—	The quantity of sanitary facilities comply. The following additional detail is required:- Childcare Centre In addition to the sanitary facilities documented:- • the kitchen facilities must be protected by a door or gate with child proof latches to prevent unsupervised access to the facilities by children younger than 5 years old; • a bench type baby bath, which is within 1 m of the nappy change bench; and • A Nappy Changing Bench as follows:- (aa) is within 1 m of separate adult hand washing facilities and bench type baby bath; and (bb) must be not less than 0.9 m^2 in area and at a height of not less than 850 mm, but not more than 900 mm above the finished floor level; and (cc) must have a space not less than 800 mm high,

	(i) a kitchen or food preparation area with a kitchen sink, separate hand washing facilities, space for a refrigerator and space for cooking facilities, with— (A) the facilities protected by a door or gate with child proof latches to prevent unsupervised access to the facilities by children younger than 5 years old; and (B) the ability to facilitate supervision of children from the facilities if the *early childhood centre* accommodates children younger than 2 years old; and (ii) one bath, shower or shower-bath; and (iii) if the centre accommodates children younger than 3 years old— (A) a laundry facility comprising a washtub and space in the same room for a washing machine; and (B) a bench type baby bath, which is within 1 m of the nappy change bench; and (C) a nappy changing bench	500 mm wide and 800 mm deep for the storage of steps Further details of compliance will be required within the Construction Documentation

	which— (aa) is within 1 m of separate adult hand washing facilities and bench type baby bath; and (bb) must be not less than 0.9 m^2 in area and at a height of not less than 850 mm, but not more than 900 mm above the finished floor level; and (cc) must have a space not less than 800 mm high, 500 mm wide and 800 mm deep for the storage of steps; and (dd) is positioned to permit a staff member changing a nappy to have visibility of the play area at all times. (h) Class 9b theatres and sporting venues must be provided with one shower for each 10 participants or part thereof. (i) Not less than one washbasin must be provided where closet pans or urinals are provided.	
Cl. F2.4	Accessible sanitary facilities	1) A technical non compliance exists where an Accessible sanitary facility is not positioned

	In a building *required* to be *accessible*— (a) *accessible* unisex *sanitary compartments* must be provided in *accessible* parts of the building in accordance with Table F2.4(a); and (c) at each bank of toilets where there is one or more toilets in addition to an *accessible* unisex *sanitary compartment* at that bank of toilets, a *sanitary compartment* suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an *accessible* unisex *sanitary compartment* must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all *accessible* sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1 and (f) an *accessible* unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of *accessible* unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and	adjacent to 50% of banks of toilets – if raised by the nominated Certifier an Access Performance Report may be required 2) The staff sanitary facilities must be compliant as "Accessible" Sanitary facilities

	(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, *accessible* unisex sanitary facilities are only *required* at one of those locations; and (i) an *accessible* unisex *sanitary compartment* or an *accessible* unisex shower need not be provided on a *storey* or level that is not *required* by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	
Cl. F3.1	Height of rooms and other spaces The height of rooms and other spaces must be not less than in a Class 9b building— (i) a school classroom or other assembly building or part that accommodates not more than 100 persons — 2.4 m; and (ii) a theatre, public hall or other assembly building or part that accommodates more than 100 persons — 2.7 m; and (iii) a corridor— (A) that serves an assembly building or part that accommodates not more than 100 persons — 2.4 m; or (B) that serves an assembly building or part that accommodates more than 100 persons — 2.7 m; and in any building— (i) a bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (ii) a commercial kitchen — 2.4 m; and (iii) above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like.	Further details of compliance will be required within the Construction Documentation

Cl. F4.1	Provision of natural light Natural light must be provided in: Class 9b buildings — to all general purpose classrooms in primary or secondary schools and all playrooms or the like for the use of children in an early childhood centre.	Further details of compliance will be required within the Construction Documentation
Cl. F4.2	Methods and extent of natural lighting *Required* natural lighting must be provided by— (i) *windows*, excluding *roof lights*, that— (A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the *floor area* of the room; and (B) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or (ii) *roof lights*, that— (A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other (B) obstructions of not less than 3% of the *floor area* of (iii) the room; and In a Class 9b *early childhood centre*, the sills of 50% of *windows* in children's rooms must be located not more than 500 mm above the floor level.	Further details of compliance will be required within the Construction Documentation
Cl. F4.4	Artificial lighting (a) Artificial lighting must be provided— (i) in *required* stairways, passageways, and ramps; and	Further details of compliance will be required within the Construction Documentation

	(ii) if natural lighting of a standard equivalent to that *required* by F4.2 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in— (A) Class 4 parts of a building — to *sanitary compartments*, bathrooms, shower rooms, airlocks and laundries; and (B) Class 2 buildings — to *sanitary compartments*, bathrooms, shower rooms, airlocks, laundries, common stairways and other spaces used in common by the occupants of the building; and (C) Class 3, 5, 6, 7, 8 and 9 buildings — 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. (b) The artificial lighting system must comply with AS/NZS 1680.0. (c) The system may provide a lesser level of illumination to the following spaces during times when the level of lighting would be inappropriate for the use: (i) A theatre, cinema or the like, when performances are in progress, with the exception of aisle lighting *required* by Part H1. (ii) A museum, gallery or the like, where sensitive displays require low lighting levels. (iii) A discotheque, nightclub or the like, where to create an ambience and character for the space, low lighting levels are used.	

Cl. F4.5	Ventilation of rooms A *habitable room*, office, shop, factory, workroom, *sanitary compartment*, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have— (a) natural ventilation complying with F4.6; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.	Further details of compliance will be required within the Construction Documentation
Cl. F4.6	Natural ventilation (a) Natural ventilation provided in accordance with F4.5(a) must consist of permanent openings, *windows*, doors or other devices which can be opened— (i) with an aggregate opening or openable size not less than 5% of the *floor area* of the room *required* to be ventilated; and (ii) open to— (A) a suitably sized court, or space open to the sky; or (B) an open verandah, carport, or the like; or (C) an adjoining room in accordance with F4.7. (b) The requirements of (a)(i) do not apply to a Class 8 *electricity network substation*.	Further details of compliance will be required within the Construction Documentation
Cl. F4.12	Kitchen local exhaust ventilation A commercial kitchen must be provided with a kitchen exhaust hood complying with AS/NZS 1668.1 and AS 1668.2 where— (a) any cooking apparatus has— (i) a total maximum electrical power input	Further details of compliance will be required within the Construction Documentation

	exceeding 8 kW; or (ii) a total gas power input exceeding 29 MJ/h; or (b) the total maximum power input to more than one apparatus exceeds— (i) 0.5 kW electrical power; or (ii) 1.8 MJ gas, per m^2 of *floor area* of the room or enclosure.	

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