

# BUILDING CODE OF AUSTRALIA 2019 CAPABILITY STATEMENT

3 EDWARD STREET  
KINGSWOOD

CLIENT: SIGNATURE PROPERTY  
GROUP

PREPARED BY: CHECKPOINT  
BUILDING SURVEYORS

REFERENCE NUMBER:  
CBS204159

8 / 6 / 2020

## 1.0 INTRODUCTION

### 1.1 Background

Checkpoint Building Surveyors were requested by Signature Property Group to prepare a Building Code of Australia 2019 (BCA) Capability Statement for the proposed construction of a two storey boarding home at 26 Hargrave Street Kingswood. This BCA Capability Statement included a preliminary review of the designs to ensure that BCA compliance is readily achievable, and that the plans for submission to council would not require significant modification that would require a Section 4.55 Modification Approval.

### 1.2 Referenced Documents

Information was obtained from the following architectural drawings, SK-02 (Ground Floor Plan), SK-03 (Ground Floor Plan) prepared by Signature Property Group, dated 5 August 2020.

### 1.3 Limitations and Exclusions

The preliminary *Building Code of Australia 2019* (BCA) review did not take into account any local council policies which may conflict with the *Deemed to Satisfy* (DTS) requirements of BCA. If this situation arises, the more stringent requirements prevail.

The scope of Checkpoint Building Surveyors services do not extend to:

- A detailed Building Code of Australia Assessment. A detailed assessment of the construction issue drawings shall be undertaken by the Certifying Authority issuing the Part 6 Construction Certificate.
- Issue of compliance certificate.
- Detailed accessibility assessment against Part D3 of the BCA as this has been carried out separately by an Access Consultant. *\*Where significant design elements will affect whether a Section 4.55 will be required, comments will be made in addition to the access consultant;*
- NatHERS, BASIX and energy assessments under Section J of the BCA as this has been carried out separately by appropriately qualified energy efficiency consultants.
- Town planning, heritage advice and utilities consents.
- Work Cover and occupational health and safety advice.
- Assessment of detailed building design in specialised building services/engineering disciplines including, but not limited to structural engineering, mechanical services, building services, fire services, hydraulic services, acoustics and the like.

### 1.4 Legislative requirements

Clause 145 of Environmental Planning and Assessment Regulation 2000 (EP&A Reg. 2000) requires that all new work comply with the current requirements of the BCA (as is in force at the time the application for construction certificate was made), namely BCA 2019.

## 2.0 BUILDING CHARACTERISTICS

### *Description of building*

The development proposal comprises the construction of a two storey building used for the purpose of a boarding home.

### *Classification*

The use of the building attracts the following BCA classifications:

Part of building	Use	Classification
Ground Level	Boarding House	Class 3
Level 1	Boarding House	Class 3

### *Rise in Storeys*

The rise in storeys calculated in accordance with C1.2 of Building Code of Australia is RIS 2.

### *Effective Height*

BCA Definition:

*“Effective height means the vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units)*

The effective height assessment has determined that the lowest storey providing direct egress to a road or open space would be ground level.

For the purposes of determining the required services and equipment and type of construction, the effective height calculated in accordance with clause A1.1 of the BCA is <12m.

### *Type of Construction*

In accordance with the provisions of C1.1 the building is required to be of Type B Construction however, this will be downgraded to Type C in accordance with Clause C1.5 as the building has been provided with two exits.

### **Exits**

The exits from the building are set out below:

Exit Ref.	Type	No of storeys connected	Comments
Ground floor doorway leading directly to open space from the front patio and the external doorway in the living room.	Final exit doorway leading directly to open space	1	The doorways from the building leading to open space to be upgraded to swing in the direction of egress and ensure complying clear opening width.  The measurement of exit travel must continue past the eave overhang and the storey above so as to ensure that the discharge leads direct to open space.
First floor exits	Top riser of the internal non-fire-isolated stairways	2	Level 1 relies upon travel to the top riser of the existing internal stairways.

### 3.0 ESSENTIAL FIRE SAFETY MEASURES

The proposed building will be provided with a full range of essential fire safety measures.

Should the CC application for the building be lodged under the BCA presently in force, the following essential fire safety measures would be anticipated. Attention is drawn to the expectation that any Alternate Solutions proposed in respect of a non-compliance with the DTS may result in the introduction of further fire safety measures.

The remaining fire safety measures will be required to be installed throughout the building to meet the 'Deemed to Satisfy' provisions:

Design/Installation Standard			
Item	Measure	BCA Clause	Relevant Australian Standard or Other Standard
1.	Artificial lighting required to assist occupant movement and egress	BCA Clause F4.4	AS/NZS 1680.0-2009
2.	Automatic Smoke Detection and Alarm System	BCA Clause E2.2 and Specification E2.2a	AS1670.1 - 2018
3.	Building elements required to satisfy prescribed fire-resistance levels for Type C Construction	Part C & Spec C1.1	
4.	Emergency lighting	BCA Clause E4.2, E4.4	AS/NZS 2293.1-2005 (Amdt 1)
5.	Exits ( <i>including non-fire-isolated stairways, stair treads, balustrades and handrails associated with exits</i> )	BCA Clause D2.3, D2.13, D2.14, D2.16 & D2.17	
6.	Exit signs	BCA Clauses E4.5, NSW E4.6 & E4.8	AS/NZS 2293.1-2005 (Amdt 1)
7.	Solid Core Doors with a thickness of not less than 35mm (Internal SOU Doors)	BCA Clause C3.11	
8.	Fire seals protecting openings in fire-resisting components of the building (Service penetrations in external walls)	BCA Clauses C3.15, Spec A2.4 & Spec C3.15	AS 1530.4-2005 & AS 4072.1-2005 (Amdt 1)
9.	Materials and assemblies required to have fire hazard properties	BCA Clause C1.10, Spec C1.10	AS/NZS 1530.3-1999, AS 4254.1-2012, AS 4254.2-2012, AS/NZS 3837-1998, AS ISO 9705-2003
10.	Path of travel	BCA Part D, NSW Part D	
11.	Portable fire extinguishers	BCA Clause E1.6	AS 2444-2001

## 4.0 ITEMS TO BE ADDRESSED AT DETAILED DESIGN STAGE

An assessment of the proposed design has been undertaken against the Deemed-To-Satisfy provisions of the relevant sections of the BCA. The assessment has revealed that the design is capable of achieving compliance subject to detailing and design development.

The main items to be addressed at the detailed design stage include:

1. Minor amendments, confirmation and further detailing for the construction documentation.
2. Assessment of disabled access, and energy efficiency requirements by the Accessibility and Energy Efficiency Consultants. These reports may also include the preparation of Alternative Solutions;
3. Assessment of fire resisting construction of internal walls, in accordance with the requirements for Type C Construction.
4. The internal walls bounding the sole occupancy units must be extended so they terminate to the underside of the floor above which is required to have an FRL of 30/30/30 or the underside of the non-combustible roof covering.
5. Main entrance doorway and external doorway from the living room are to be altered so that the doorways swings in the direction of egress.
6. All doorways to have a clear door opening width of at least 750mm, and where required 850mm to accommodate wheelchair access, in accordance with AS1428.1-2009;
7. Test reports to be obtained for the internal floor linings to determine compliance with the slip resistance and fire hazard properties.
8. Fire separation between common areas and public corridors has not been proposed in accordance with Clause C3.11 and Specification C1.1, which is to be addressed through a fire engineered performance solution.
9. Doorways are to be provided with complying door hardware in accordance with Clause D2.21.
10. Provision of portable fire extinguishers.
11. Provision of an automatic smoke detection and alarm system complying with Specification E2.2a.



## **BUILDING CODE OF AUSTRALIA CAPABILITY STATEMENT 3 EDWARD STREET KINGSWOOD**

Demonstrating compliance with the Building Code of Australia 2019 (BCA) is not a prescribed Matters of Consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act 1979. It is noted however that Council has an obligation to consider whether the DA proposal as lodged, is indicatively capable of complying with the BCA – without significant modification to those plans for which approval is sought.

A preliminary review of the proposed plans by our office against the technical provisions of the BCA has revealed that compliance is readily achievable without significant modification of the plans. This confirmation is on the basis that items in Section 4 are addressed in the detailed documentation for construction certificate.

Compliance with the Performance Requirements of the BCA will be achieved via a mixture of Deemed-to-Satisfy compliance and formulating Alternative Solutions.

Regards,  
Checkpoint Building Surveyors



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