

# Building Code of Australia 2014

Summary Report for BCA Compliance

PROJECT NAME: Change of Use to No 33 Santley Crescent, Kingswood

DATE: 24 March 2015

[www.groupdla.com.au](http://www.groupdla.com.au)



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# 1.0 Introduction

## Property Description

The report is for the assessment of the proposed BCA change of use to Class 9a *Health Care Building* being a day surgery facility to assess compliance with the Building Code of Australia 2014 ("BCA").

Note: the italicised words above are BCA definitions and are unrelated to planning terms in councils LEP, DCP or state government standard instruments

The report is prepared based on a visual inspection of the premises undertaken on the 22 January 2015 and a review of the developed documentation and the information provided by the client and is intended for their use only.

## Reporting Team

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

## Current Legislation

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

Under Clause 93 of the EP & A Regulation 2000, the council must consider Category 1 fire safety provisions of the Regulation prior to issuing the DA consent for the proposed change of use.

This report serves to outline the Category 1 provisions for council's consideration.

## 2.0 Building Description

### The Project

Existing day clinic, the DA being lodged is proposed to approve the use as a Class 9a Health Care building as defined by the BCA for this building.

### Current Layout

The current building is a single storey building, with one end of the building being the main entry, reception and consulting rooms

Then there is a fire wall separating this area of the building from the treatment area, which consists of an operating theatre, and area for recovery

As such for the purpose of the BCA there is an administration and reception area, and a treatment area of the Class 9a, there is no overnight accommodation or stays, and as such there is no Ward area as defined by the BCA in the building

### Building Description

Proposed Building Use:	Class 9a
Class of Occupancy:	Day Clinic facility
Type of Construction:	Type C
Rise in Storeys:	One (1)
Floor Area of Building:	350m2 Approx
Effective Height:	Less than 12m

Determination of the effective height for the building has been assessed on the basis that the lowest level where access from the building is provided and the topmost occupied floor of the building at Ground Floor. The effective height is determined as less than 12.0m.



## 3.0 BCA Requirements

The following assessment will provide an overview of compliance with the BCA and identify issues that require attention at this particular stage of the development as they relate to fire and life safety provisions.

No assessment to non-fire related parts of the BCA have been undertaken, as they are not heads of consideration for a Change of Use Development Application.

### C1 – Fire Resistance and Stability

As the building is only a Rise in storeys of 1, Type C construction is required

There was no apparent non-compliance with the fire rating of the building at the time of inspection

### C2 – Compartmentation and Separation

*BCA Clause C2.5 – Class 9a Buildings*

The Current building is provided with fire separation between the treatment area and the administration area, as required by Clause C2.5 of the BCA a separating wall between a treatment area and the remainder of the building when the building is less than 1,000m<sup>2</sup> is required to be a smoke wall.

This wall continuous up the underside of the roof material, and has some penetrations that require smoke sealing, but otherwise achieves compliance for this clause of the BCA.

#### **Works Required**

- Medium temperature smoke seals to the door between consult rooms and the treatment end of the building are to be installed and certified on installation (Medium Temperature means - capable of resisting 200 degree smoke for 30mins)
- Smoke seal up all penetrations through the masonry wall between the consulting and treatment parts of the building – electrical cables, holes and gaps in block work are to be smoke sealed

### C3 – Protection of Openings

There are no openings inspected that are within 3m of the side boundaries, as such no non-compliance to this part of the BCA was identified

#### *Compliance Statement*

Building appeared to achieve compliance with this Part of the BCA.

**D1 – Provision for Escape**

*Clause D1.4 – Exit Travel Distances*

The Travel distances in the building are compliant with the provisions of this part of the BCA, for both the admin reception area and the treatment area at the rear of the building.

- Exit within 20m from the Reception end
- Exit within 12m (or 2 exits 30m between alternative exits)

*Compliance Statement*

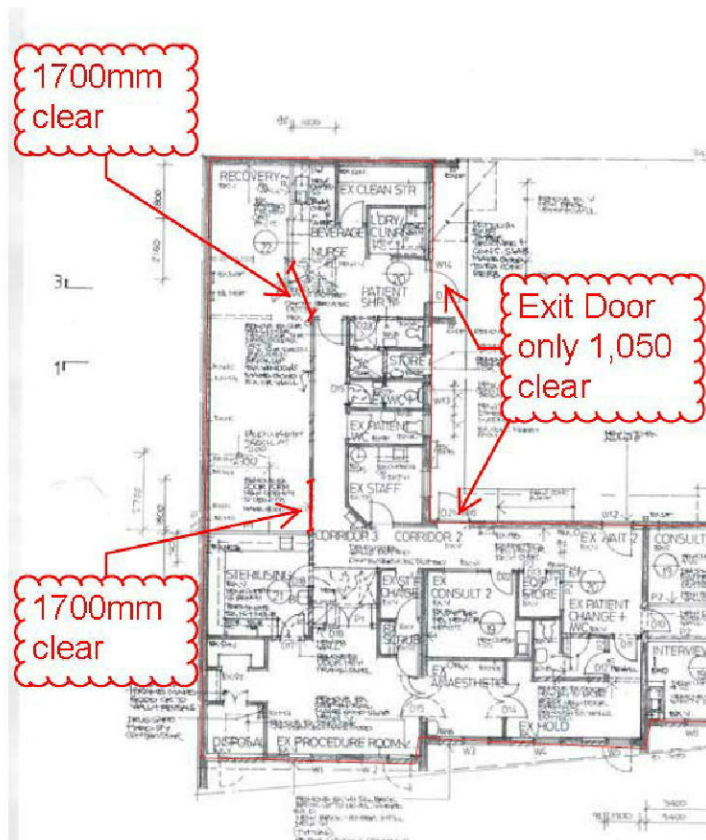
Building achieves compliance with the travel distances provisions of the BCA

*Clause D1.6 – Dimension of Exits*

Under this clause of the BCA, patients in beds are required to be provided with the following:

- Corridors that are a minimum of 1,800mm clear width, and
- Any exit doorways to outside are required to be a min clear opening of 1,200mm

The current exit doors are the two exit doors identified on the below plan, these are the only two required exits from the patient care area. There are areas in the patient care areas that do not comply, as shown in below part of the building



### **Works Required**

- Fire Safety Engineering is to be undertaken to assess these existing provided doors and widths of corridors against the performance provisions of DP4, DP6, and EP2.2 and provide a Fire Engineers Alternative Solution report

### **D2 – Construction of Exits**

There are no areas of non-compliance where identified with the exit doors from the building being:

- Reception Door
- Door near FHR
- Door near Laundry/Cleaners room

#### *Compliance Statement*

Building achieves compliance with the door hardware provisions of the BCA

### **D3 – Access for People with Disabilities**

This is not part of the fire and life safety heads of consideration – so has not been assessed in detail

That aside there are no internal building works proposed, there is no trigger under the Access to Premises standard, if any internal works are undertaken then an upgrade works will be required, but not at this stage.

### **Works Required**

As there are no internal fitout works proposed, there is no requirement for any Disabled Upgrade works to the building.

### **E1 – Fire Fighting Equipment**

#### *Fire Hose Reels*

There is a Fire Hose Reel installed in the building, however the building is not big enough to require this fire service, so assessment of compliance was not undertaken

#### *Portable Extinguishers*

The AFSS for the building has checked and confirmed that the portable extinguishers for the building are compliant to AS 2444, as such it is assumed that compliance is achieved with this requirement

#### *Compliance Statement*

Building appeared to achieve compliance with this Part of the BCA based on the AFSS issued in December 2014.

**E2 – Smoke Hazard Management**

See Below in Part 4.0 of this report in regards to Smoke Hazard Management requirements

**E3 - Lift Installations**

None installed and none required by the BCA

**E4 – Emergency Lighting, Exit Signs and Warning Systems**

There were some areas of the building which require additional emergency light, aside from this the building appeared to achieve compliance

Also the AFSS for the building has Exit signs and Emergency lighting listed, which indicates testing, and checking as being compliant

**Works Required**

- Install an Emergency Light to the corridor outside of the Interview rooms in the reception end of the building, to be installed to AS 2293.1-2005 and BCA E4.2

**Documentation Assessed**

This report is based on the following plans and documentation detailed below

Description	Drawing No.	Revision	Date
Existing Floor Plan	A001	C	12 March 2015
AFSS for Building	-	-	9.12.2014



## 4.0 Clause 93 – Category 1 Assessment

The Following is an assessment of the Category 1 measures, and the compliance of each measure

### **BCA Clause EP1.3 – Hydrant System**

As the building is less than 500m<sup>2</sup> in floor area, BCA Clause E1.3 determines that coverage to the building is not required.

#### *Compliance Statement*

Building achieves compliance with BCA Clause E1.3, as Hydrant coverage is not required

### **BCA Clause EP1.4 – Sprinkler System**

Under DTS Clause E1.5 or E2.2, a building of this classification and size is not required to be provided with a Sprinkler system.

#### *Compliance Statement*

Building achieves compliance with BCA Clause E1.5 and E2.2, as no sprinkler system is required

### **BCA Clause EP1.6 – Fire Control Room**

Under DTS Clause E1.8, a building of this classification and size is not required to be provided with a fire control room or fire control centre.

#### *Compliance Statement*

Building achieves compliance with BCA Clause E1.8 as no facility is required

### **BCA Clause EP2.1 – Smoke Detection System**

As this building is proposed to be a change to a Class 9a building, this clause is to be complied with.

The relevant Deemed to Satisfy provisions are those listed in BCA Table E2.2a

This requires the following:

- Smoke Detection and Alarm system to AS 1670.1
- Shutdown of Air Conditioning and Mechanical Ventilation systems, other than operating theatre or miscellaneous systems less than 1000l/s

#### *Smoke Detection and Alarm System*

The current building is provided with a Smoke detection and alarm system, and has a current AFSS in the building which lists this system as performing in accordance with the standard at the time of construction

### *Shutdown of Air Conditioning / Air Handling*

This requirement is not listed on the current AFSS for the building, from the inspection it was identified that there was one or two systems in the building that require this shut down, the system for the theatre is not required to shut down

### **Works Required**

- AFSS is to be updated to list the AS 1670 system that the building complies with, needs to list the standard as being AS 1670.1, and needs to identify the year of the standard applicable for the building
- All Mechanical and Air Conditioning plant in the building is to shut down on fire trip from the Fire Panel and Smoke detection and Alarm system, and be certified on completion to BCA Clause E2.2a
- The Fire Safety Schedule and AFSS for the building is to list this new measure as a separate line item on the schedule and AFSS, to be listed as Automatic Shutdown of Air Handling system, BCA E2.2a, and AS 1670.1, as per Fire Measures schedule in this report
- A Smoke Detector is required to be installed in the cupboard in the procedure room opposite the disposal room
- A Smoke detector is to be installed in the equipment store next to the consult room 2 in the building
- Fire Contractor is to inspect and certify the Smoke Detection and Alarm system installed in the building as being compliant with AS 1670.1 for the building, and any upgrade works are to be undertaken/completed

### *Compliance Statement*

As long as these works above are undertaken and provided prior to issue of the Occupation Certificate for the change of use, then compliance will be achieved for this measure.

### **BCA Clause EP2.2 – Smoke Hazard Management**

There are no additional items aside from those listed under Performance Clause EP2.1 to be undertaken to comply with this Clause.

### *Compliance Statement*

As long as these works listed in EP2.1 are undertaken and provided prior to issue of the Occupation Certificate for the change of use, then compliance will be achieved for this measure.

### **BCA Clause EP3.2 – Emergency Lifts**

Under DTS Part E3, a building of this classification and size is not required to be provided with an emergency lift.

### *Compliance Statement*

Building achieves compliance with BCA Clause Part E3, as no emergency lift is required

## 5.0 Fire Safety Measures

The following is a list of fire safety measures listed on the fire safety certificate or installed in the building

Fire Safety Measure	Standard	BCA Clause(s)	Existing Fire Safety Measures	Proposed Fire Safety Measures
Automatic fire detection & alarm systems	AS 1670.1	Spec E2.2a	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency lighting	AS 2293.1 – 1987	E4.2, E4.4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Exit signs	AS 2293.1 – 1987	E4.5, E4.6 & E4.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire hose reel systems	-	Ord 70 CL 27.2 and Ministerial Spec 10	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke seals (to smoke wall and doorway between consult room 1 and 2 and Waiting area 2 / Holding Area)		Spec C2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Wall (Wall between consult room 1 and 2 and Waiting area 2 / Holding Area)	-	C1.8, Spec C1.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mechanical air handling systems (Auto shutdown)	AS/NZS 1668.1 – 1998	E2.2, Spec E2.2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Portable fire extinguishers	AS 2444 – 2001	E1.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Safety Alternative Solution Report (Details –TBC at OC Stage) <ul style="list-style-type: none"> <li>• Dimensions of exits/corridors</li> </ul>	-	DP4, DP6, EP2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## 6.0 Conclusions

Based on the following works being undertaken and documentation being provided prior to issue of the Occupation Certificate for the change of use the works will achieve a satisfactory level of fire and life safety

### Works Required

- Medium temperature smoke seals to the door between consult rooms and the treatment end of the building are to be installed and certified on installation (Medium Temperature means - capable of resisting 200 degree smoke for 30mins)
- Smoke seal up all penetrations through the masonry wall between the consulting and treatment parts of the building – electrical cables, holes and gaps in block work are to be smoke sealed and to be listed on fire safety schedule
- Fire Safety Engineering is to be undertaken to assess these existing provided doors and widths of corridors against the performance provisions of DP4, DP6, and EP2.2 and provide a Fire Engineers Alternative Solution report
- Install an Emergency Light to the corridor outside of the Interview rooms in the reception end of the building, to be installed to AS 2293.1-2005 and BCA E4.2
- AFSS is to be updated to list the AS 1670 system that the building complies with, needs to list the standard as being AS 1670.1, and needs to identify the year of the standard applicable for the building
- All Mechanical and Air Conditioning plant in the building (excluding Operating Theatre system and units less than 1,000l/s) is to shut down on fire trip from the Fire Panel and Smoke detection and Alarm system, and be certified on completion to BCA Clause E2.2a
- The Fire Safety Schedule and AFSS for the building is to list this new measure as a separate line item on the schedule and AFSS, to be listed as Automatic Shutdown of Air Handling system, BCA E2.2a, and AS 1670.1, as per Fire Measures schedule in this report
- A Smoke Detector is required to be installed in the cupboard in the procedure room opposite the disposal room
- A Smoke detector is to be installed in the equipment store next to the consult room 2 in the building
- Fire Contractor is to inspect and certify the Smoke Detection and Alarm system installed in the building as being compliant with AS 1670.1 for the building identifies the year of the standard, and any upgrade works are to be undertaken/completed.

Subject to these works being undertaken, a satisfactory level of fire and life safety will be provided for the BCA Classification as Class 9a Health Care Building with no overnight accommodation wards.



# Appendix A

## Annual Fire Safety Statement





Spectrum Servicing Pty Ltd  
 Trading as Spectrum Fire & Security  
 A.B.N 83 160 366 352  
 Suite B, 255 Rawson Street  
 Auburn NSW 2144  
 Phone: 02 9714-4700 Fax: 02 9714-4744

**Annual Fire Safety Statement**  
**Issued under the Environmental Planning & Assessment Regulations, 2000**

Name of Building:	Marie Stopes International
Address of Building:	33 Santley Crescent, Kingswood NSW 2747
Owner's Name:	
Owner's Address:	
Date of Assessment:	13 <sup>th</sup> October 2014

**Essential / Critical Fire Safety Measures**

MEASURE	STANDARD OF PERFORMANCE
Automatic Fire Detection and Alarm Systems	BCA Spec E2.2a & AS 1670
Emergency Lighting	BCA E4.2 & AS 2293.1 – 1987
Exit Signs	BCA E4.5, E4.6, E4.8 & AS 2293.1 – 1987
Fire Hose Reel System	Ordinance 70 Clause 27.2 & Ministerial Specification 10
Portable Fire Extinguishers	BCA E1.6 & AS 2444 – 2001
Paths of Travel	Division 7 EP & A Regulations 2000

I, Karl Bevege of Spectrum Fire

Certify that:

- That each essential fire safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed, to be capable of performing:
  - In the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than specified in the schedule, or
  - In the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and
- That a properly qualified person (whether the person referred to paragraph (1) or another person) has inspected the building and has certified that, as at the date of the inspection, the condition of the building did not disclose any grounds for a prosecution under Division 7 of Part 9 of the Environmental Planning and Assessment Regulation 2000, and
- The information contained in this certificate is, to the best of my knowledge and belief, true and accurate

Dated: 9<sup>th</sup> December 2014

Notes:

Karl Bevege  
 (Contractor)

- A copy of this statement must be forwarded to the Council and the Commissioner of the N.S.W. Fire Brigades and a copy must be prominently displayed in the building.
- A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with Council.