BCA Design Compliance Report (BCA Consultant)

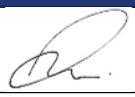
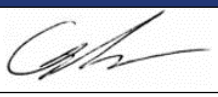
Dundas Public school

Prepared for: SINSW

Our Ref: 24000355 | Issue date: 10 February 2025

Contents

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
04	Final Issue – 95% Phase 3 Schematic Design (Updated Issue)	10-Feb-24		
			Bilal Kurdi	Curtis Schumann

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	Preliminary Issue – 100% DD	8-Nov-24	Bilal Kurdi
02	Final Issue – 100% Concept Design Detail	18-Nov-24	Bilal Kurdi
03	Final Issue – 95% Phase 3 Schematic Design	18-Dec-24	Curtis Schumann
04	Final Issue – 95% Phase 3 Schematic Design (Updated Issue)	10-Feb-24	Bilal Kurdi

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1 Executive Summary

Modern Building Consultants (MBC Group) as the appointed BCA Consultant for the proposed development, have reviewed architectural design documents prepared by Fulton Trotter Architects (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 (referred to as BCA).

1.1 Performance Solutions - Fire & Life Safety

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for the relevant approval will need to include verification from a Certifier – Fire Safety, where determined permissible under A2G1 of the BCA, for the following aspects: -

DTS Clause	Description of Non-Compliance	Performance Requirement
E1D3	**Fire hose reels** Fire hose reels are required to be provided to the storage rooms, comms rooms and non-classroom areas. It is anticipated due to the function and characteristics of building occupants typically housed within these areas that fire hose reels are to be omitted from this building. To be addressed as part of a performance solution certified by a suitably qualified Accredited Practitioner - Fire Safety	E1P1

Any Performance Solution will be subject to consultation and approval by Fire and Rescue NSW.

1.2 Performance Solutions – Accessibility

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for a relevant approval will need to include verification from a Accredited Access Consultant, where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	Performance Requirement
	Please refer to Access Report	

1.3 Performance Solutions Non-fire or Access Related

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for the relevant approval will need to include verification from a Accredited Consultant (suitably qualified in the relevant field), where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	Performance Requirement
Part F3	A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause: a) Unhealthy or dangerous conditions, or loss of amenity for occupants; and b) Undue dampness or deterioration of building elements There are not Deemed-to-Satisfy Provisions for Performance Requirement F3P1 (The prevention of the penetration of water through external walls) This must be addressed by way of Performance Solution. **Façade Engineer to note and provide further details demonstrating compliance with Performance Requirement F3P1 prior to the issue of the approval.** **SINSW to note the above-mentioned pathway – there are limited DtS pathways under the provisions the BCA 2022 Vol 1.**	F3P1

1.4 Design Details Required

The assessment of the design documentation has revealed that the following areas require further details to demonstrate compliance with the prescriptive provisions of the BCA

DTS Clause	Description
C2D14	**Ancillary Elements (External signage/AC Units)** An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is a material exempted by this clause. **Further details to be provided as the design develops.**
D2D8	**Width of exits and paths of travel to exits** Details to be provided as the design develops to ensure a minimum 1m path of travel is provided within the building including the BCR and Mech Plant areas. **Further details to be provided as the design develops.**
D3D26	**Operation of latch** A door in a required exit, forming part of a required exit or in the path of travel of a required exit must be readily openable without a key from the side that faces a person seeking egress, by – (i) A single downward action on a single device which is located between 900mm and 1.1 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 35mm and not more than 45mm. **Further details of the proposed door as the design develops. Clarification on the locking and unlocking mechanisms is required as they form the path of travel to an exit.**
E1D2	**Hydrants** A fire hydrant system must be provided to serve a building with a total floor area of more than 500m2. The hydrant system shall comply with the provisions of E1D2 and AS2419.1-2021 Where internal hydrants are provided, they shall serve only the storey on

DTS Clause	Description
	which they are located Booster assemblies are to be located in accordance with the provisions of Clause 7.3.1 of AS2419.1-2021 **Further details of the proposed hydrant system is to be provided demonstrating compliance with this clause and any applicable Fire Engineering requirements** **Location of the hydrant booster to be determined, however where there are multiple building entrances, it is likely a fire engineered performance solution by the engaged Fire Engineer will be required to approve the location of the booster assembly as NOT within sight of one entrance.**
E2D16 NSW Variation/ Spec 20	**Smoke Hazard Management** Smoke detection to facilitate automatic shutdown of air handling systems in accordance is required unless the air conditioning system is non-ducted serving individual rooms with a capacity of less than 1000 L/s. Further information is required. **Further details to be provided as the design develops.**
E4D5/ E4D6	**Exit signs/Direction Signs** Exit signage plan to be provided as the design develops (At CC Stage) to ensure egress requirements are in line with the location of the exit/directional signage. **Further details to be provided as the design develops.**
F4D4	**Facilities in Class 3 to 9 buildings** Based on the population calculated under Table D2D18 (340 occupants) and the Project Architect has confirmed that the student population numbers are approximately 138 students in total (23 students per GLS). **The provided sanitary facilities indicated on the plans are capable of accommodating for the population (138).**
F5D2	**Height of rooms and other spaces** Further details (Sections/Elevations) to be provided to ensure compliance with the provisions of this Clause.

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer's details.

Curtis Schumann
Associate Senior Building Surveyor
MBC Group

2 Introduction

This BCA Report has been prepared to support a Review of Environmental Factors (REF) for the Department of Education (DoE) for the upgrade of the Dundas Public School (DPS) (the activity).

The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) as "development permitted without consent" on land carried out by or on behalf of a public authority under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37 of the T&I SEPP and in consideration of the stakeholder and community participation plan.

The proposed activity is for upgrades to the existing DPS at 85 Kissing Point Road, Dundas NSW 2117 (the site).

2.1 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the BCA.

2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Detailed assessment of Sections C, D, E, F, G, and H (as applicable / relevant) of the BCA
- Discussions with the design development team to gain an understanding of the development proposed.

2.3 Limitations

This report **does not include** or imply any detailed assessment for design, compliance or upgrading for:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities (including pressure & flows) of any proposed:
- electrical
- mechanical
- hydraulic
- fire protection services.

This report does not include, or imply compliance with:

- the National Construction Code – Plumbing Code of Australia Volume 3
- the Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
- The deemed to satisfy provisions of Part D4 and F4D5 of BCA 2022

- The deemed to satisfy provisions of Section J of BCA 2022
- Demolition Standards not referred to by the BCA;
- Work Health and Safety Act 2011;
- An out of cycle change to the Building Code of Australia.
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and

This report is an assessment of the proposed development against the DtS provisions of the applicable BCA.

2.4 Current Legislation

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

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force at the time that the approval application is made.

In this regard it is assumed that the approval application will be made prior to the 1st May 2025, as such this report is based upon the Deemed-to-Satisfy provisions of BCA 2022.

3 Development Description & Assessment Information

3.1 Proposed Development

DPS is located at 85 Kissing Point Road, Dundas. The school site is bound by Kissing Point Road to the north and Calder Road to the south. Kenworthy Street is located parallel to the site to the east as is Saint Andrews Street to the west. The site has an area of 1.99 ha and comprises 1 allotment legally known as Lot 3 DP 610.

The site currently comprises an existing co-education primary (K-6) public school with 9 permanent buildings, 6 demountable structures (1 demountable includes 2 classrooms), interconnected covered walkways, play areas, on-grade parking, sports court and green spaces with mature trees.

Majority of the buildings are 1 storey with only one 2-storey building being Building A (Admin/staff hub and amenities building). Buildings are clustered to the north of the site, with the southern part comprising of a large play area/informal sports oval and a sports court.

Figur Aerial image of the site, outlined in red (Source: NearMap, taken 30 October 2024)

Proposed Activity Description (to be used in all plans and reports)

- The proposed activity involves upgrades to the existing DPS, including the following:
- Creation of 6 new teaching spaces and 2 learning commons in a single-story building

- Installation of covered walkways connecting the new building to the existing school network
- Landscaping and external works around the new building and eastern entry
- Upgrades to site infrastructure and services to support the new building.

The intent of the activity is to increase the number of permanent teaching spaces (PTS) from 9 to 15 and students from 331 to 345.

Figure 2 below show the scope of works for the proposed activity.

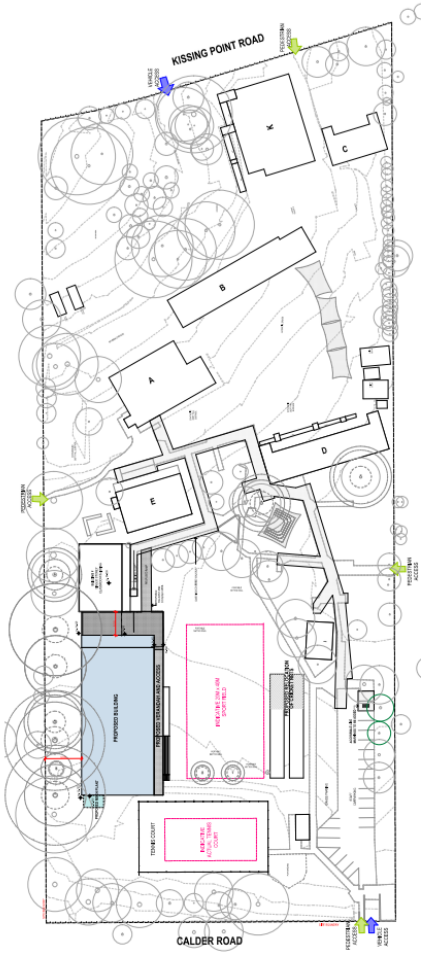

Figure 1 Proposed Scope of Works (Source: Fulton Trotter Architects, Proposed Site Plan (Rev P5))

3.2 BCA Classification (Part A6)

The proposed development shall contain the following classifications: -

- Class 9b: being a school building or the like

3.3 Rise in Storeys (Clause C2D3)

The proposed development has been assessed to have a rise in storeys of one (1).

3.4 Effective Height (Part A1)

The proposed development has been assessed to have an effective height of less than 12m.

The BCA now defines effective height as: -

"Effective height means the vertical distance between the floor of the lowest storey included in a determination 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)."

3.5 Type of Construction Required (Clause C2D2 / Table C2D2)

The proposed development is required to be Type C Construction. Specification 5 outlines the fire resistance required by certain building elements. This has also been provided in Appendix B.

3.6 Floor Area and Volume Limitations (Clause C3D3 / Table C3D3)

The development is limited to the following floor area and volume compartment limitations:

Class		Type C
9b	Max floor area -	3,000m^2
	Max volume -	18,000m^3

3.7 Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m^2	Population (using D2D18)
Ground Floor	6 x General Learning Space (GLS)	9b	408	204
Ground Floor	2 x Learning Commons	9b	99	50
Ground Floor	2 x Multipurpose Space	9b	172	86
Ground Floor	Mech Plant	Ancillary to 9b	16	-
TOTAL			**695**	**340**

Notes:

- The above populations have been based on the floor areas and calculations in accordance with Table D2D18 of the BCA. The population count may be substantial, and the population numbers are to be confirmed by SINSW to establish an accurate assessment.
- The floor areas have been adjusted to account for ancillary areas such as sanitary facilities, corridors, shelving and / or racking layouts in storage areas by a factor or 0.8.

Summary of Construction and Building	
Use(s)	Classrooms, Multipurpose Spaces & Mech Plant
Classifications(s)	9b
Number of Storeys contained	One (1)
Rise in Storeys	One (1)
Type of Construction	Type C
Effective Height	Less than 12m
Climate Zone	6
Importance Level	Structural Engineer is to determine importance level in accordance with BCA and AS1170 Part 0-2002, this must be specified in their design certificate

4 Proposed Fire Safety Schedule

The following is a draft Fire Safety Schedule for the proposed building, listing the likely measures and standards of performance required, this schedule shall be subject of further development and review as part of the Performance Solutions assessment:

Fire Safety Schedule
Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Premises: Dundas Public School
Address: 85 Kissing Point Rad, Dundas, NSW

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

SCHEDULE – Base Building BCA Year 2022
Type of Construction C
Effective height = < 12m

	Measure	**Status**	**Existing Performance Standard**
1.	Automatic fire detection and alarm system	N	BCA 2022 Clause E2D2, E2D3, E2D16, Spec 20 Clause S20C2, S20C3, S20C4 AS 1670.1-2018,
2.	Emergency lighting	N	BCA 2022 Clause E4D2, E4D3 E4D4, AS 2293.1-2018
3.	Exit and directional signage	N	BCA 2022 Clause E4D5, NSW E4D6 & E4D8, Spec 25 AS 2293.1-2018
4.	Fire alarm monitoring system	N	BCA 2022 Spec 20 Clause S20C8, AS 1670.3-2018
5.	Fire hose reel systems	N	BCA 2022 Clause E1D3, AS 2441-2005
6.	Fire hydrant systems	N	BCA 2022 Clause E1D2, AS 2419.1-2021,
7.	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	N	BCA 2022 Clause C4D15, Spec 13, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
8.	Lightweight construction	N	BCA 2022 Clause C2D9, Spec 6, AS 1530.4-2014, Manufacturer's specifications
9.	Mechanical air handling systems	N	BCA 2022 E2 and NSW Part E2, AS/NZS 1668.1-2015, AS 1668.2-2012

	Measure	Status	Existing Performance Standard
10.	Path of travel for stairways, passageway and ramps	N	Section 107-109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
11.	Portable fire extinguishers	N	BCA 2022 Clause E1D14, AS 2444-2001
12.	Warning and operational signs	N	BCA 2022 Clause D3D28, Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

5 BCA Assessment – Clause by Clause

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Section B - Structure			
Part B1 - Structural Provisions			
B1D1	Deemed-to-Satisfy Provisions	Noted	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 to B1D6. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
B1D2	Resistance to actions	Noted	The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where— (a) the most critical action effect on a building or structure is determined in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0; and (b) the resistance of a building or structure is determined in accordance with B1D4. Where new structural works do not comply with the deemed to satisfy provisions, a performance solution demonstrating compliance with B1P1 and B1P2 can be adopted. This can be achieved through verification method B1V1.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
B1D3	Determination of individual actions	Compliance Readily Achievable	Determination of buildings structural individual actions and importance level are to be in accordance with NCC B1D3. Structural engineer to address in design compliance statement.
B1D4	Determination of structural resistance of materials and forms of construction	Compliance Readily Achievable	Structural documentation demonstrating that materials and forms of construction will comply with B1D2,B1D3, B1D4 of the NCC and referenced Australian Standards will be required by a suitably qualified engineer. The structural engineer is to nominate any deviations from B1D2, B1D3, B1D4 or Australian Standards applicable to these works. Structural engineer to confirm that the prescribed FRL has been achieved in accordance with Specification 5 of the NCC for all structural components. This is to be nominated on the plans submitted for review and approval. Non-structural elements within the building are to be addressed in accordance with AS 1170.4. Drawings demonstrating compliance will be required prior to issuing the building permit.
B1D5	Structural software	Noted	Structural software not permitted as buildings size exceeds limits permitted

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
B1D6	Construction of buildings in flood hazard areas	Not Applicable	The building is located within a flood zone. Drawings and design documentation from the structural engineer confirming compliance with the ABCB flood hazard guidelines will be required prior to issue of the approval. The building is not located within a flood zone.
Specifications			
Specification 4	Design of buildings in cyclonic areas	Not Applicable	See Specification
Section C - Fire resistance			
Part C2 - Fire resistance and stability			
C2D1	Deemed-to-Satisfy Provisions	Noted	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with— (a) C2D2 to C2D15, C3D2 to C3D15 and C4D2 to C4D17; and (b) in a building containing an atrium, Part G3; and (c) for additional requirements for Class 9b buildings, Part I1; and (d) for farm sheds, Part I3. Where a Performance Solution is proposed, the relevant performance requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D2	Type of construction required	Compliance Readily Achievable	**The building is required to be constructed in accordance with Type C construction.** **Based on previous correspondence with the Design Team, the covered walkways will not rely on the subject building for lateral support and will independently supported by its own structural components therefore the walkway is not considered to be part of the building footprint in relation to floor area limitations and compartment sizes.**
C2D3	Calculation of Rise in storeys	Compliance Readily Achievable	The rise in storeys is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space— (a) above the finished ground next to that part; or (b) if part of the external wall is on the boundary of the allotment, above the natural ground level at the relevant part of the boundary. **The building is noted to have a rise in stories of one (1).** Table C2D2: Type of construction required *Rise in storeys* / Class of building 2, 3, 9 / Class of building 5, 6, 7, 8 4 or more / A / A 3 / A / B 2 / B / C 1 / C / C
C2D4	Buildings of Multiple classification	Not Applicable	In a building of multiple classifications, the Type of construction required for the building is the most fire-resisting Type resulting from the application of Table C2D2 on the basis that the classification applying to the top storey applies to all Stories.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D9	Lightweight Construction	Compliance Readily Achievable	Lightweight construction must comply with Specification 6 if it is used in a wall system— (a) that is required to have an FRL; or (b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non-fire isolated passageway or non-fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if— (a) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting: and (b) the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material. **The following will be required to demonstrate compliance** **- Architectural drawings detailing compliance in accordance C2D9 where applicable.** **- Wall schedule nominating FRL and tested system where lightweight construction is being used to achieve an FRL.** **- Architectural design compliance statement.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D10	Non-combustible building elements	Not Applicable	In a building required to be of Type A construction, the following building elements and their components must be non-combustible: (a) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. (b) The flooring and floor framing of lift pits. (c) Non-loadbearing internal walls where they are required to be fire-resisting. A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in a Type A building. A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5. The following materials may be used wherever a non-combustible material is required: (a) Plasterboard. (b) Perforated gypsum lath with a normal paper finish (c) Fibrous-plaster sheet. (d) Fibre-reinforced cement sheeting. (e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0. (f) Sarking-type materials and associated adhesives

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			including tapes, that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5. (g) Bonded laminated materials where— (i) each lamina, including any core, is non-combustible; and (ii) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and (iii) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively, and. (iv) when located externally, are fixed in accordance with C2D15. N/A as the subject building is of Type C Construction.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D11	Fire Hazard Properties	Compliance Readily Achievable	The fire hazard properties of walls, ceilings, floor coverings and mechanical ductwork will need to comply with Specification 7 of the NCC. The following requirements apply: a) Floor Coverings – Critical radiant Flux not less than. b) Wall and Ceiling Linings – Material Group No. XXX in public corridors/spaces and group 1,2,3 allowed in other areas with a smoke growth rate index not more than 100, or an average specific extinction area less than 250m2/kg c) Other Materials – Spread of Flame Index not exceeding 9 and Smoke Developed Index not exceeding 8 (if Spread of Flame if >5) Rigid and flexible air handling ductwork must comply with AS4254 parts 1 & 2 Floor linings and floor coverings used in lift cars must have a critical radiant flux not less than 2.2kW/m2 with lift wall and ceiling linings having a Group rating of 1 or 2.
C2D12	Performance of external walls in fire	Not Applicable	Concrete external walls that could collapse as complete panels (e.g. tilt-up and pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification 8. Structural engineers design statement required prior to issue of the construction certificate referencing C2D12.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D14	Ancillary elements	Further Details Required	An ancillary element must not be fixed, installed, attached to or supported by the internal space within or external face of an external wall that is required to be non-combustible unless it is one of the following: • An ancillary element that is non-combustible. • A gutter, downpipe or other plumbing fixture or fitting. • A flashing. • A grate or grille not more than 2 m^2 in area associated with a building service. • An electrical switch, socket-outlet, cover plate or the like. • A light fitting. • A required sign. • A sign other than one provided under (a) or (g) that— i) achieves a group number of 1 or 2; and ii) does not extend beyond one storey; and iii) does not extend beyond one fire compartment; and iv) is separated vertically from other signs permitted under (h) by at least 2 storeys. v) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that— i) meets the relevant requirements of S7C7 as for an internal element; and ii) serves a storey— at ground level; or (A) immediately above a storey at ground level; and (B) does not serve an exit, where it would render the exit unusable in a fire. • A part of a security, intercom or announcement system. • Wiring • Waterproofing material applied to the floor surface of

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			external balconies, terraces or the like, and a 250 mm upturn above the floor level • A gasket, caulking, sealant or adhesive. **Test reports demonstrating compliance with AS 1530.1 will be required for the external wall elements and attachments will be required as the design develops.** **An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is a material exempted by this clause.** **Further details to be provided as the design develops.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D15	Fixing of bonded laminated cladding panels	Not Applicable	In a building required to be of Type A or B construction, externally located bonded laminated cladding panels must— (a) not be solely fixed with adhesive; and (b) have mechanical fixings hold all layers of the cladding
Part C3 - Compartmentation and Separation			
C3D1	Deemed-to-Satisfy Provisions	Noted	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with— (a) C2D2 to C2D14, C3D2 to C3D15 and C4D2 to C4D17; and (b) in a building containing an atrium, Part G3; and (c) or additional requirements for Class 9b buildings, Part I1; and (d) for farm sheds, Part I3. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
C3D2	Application of Part	Noted	This part is applicable

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D3	General Floor area and volume limitations	Compliance Readily Achievable	Floor area and volume limitations comply with Type C Construction.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D6	Class 9 Buildings	Noted	(1) A Class 9a health-care building must comply with the following: (a) patient care areas must be divided into fire compartments not exceeding 2000 m2. (b) A fire compartment must be separated from the remainder of the building by fire walls and— (i) in Type A construction—floors and roof or ceiling as required in Specification 5; and (ii) in Type B construction—floors with an FRL of not less than 120/120/120 and with the openings in external (c) walls bounding patient care areas being vertically separated in accordance with the requirements of C3D7 as if the building were of Type A construction. Ward areas— (i) where the floor area exceeds 1000 m2, must be divided into floor areas not more than 1000 m2 by walls (ii) with an FRL of not less than 60/60/60; and where the floor area exceeds 500 m2, must be divided into floor areas not more than 500 m2 by smoke-proof (iii) walls complying with Specification 11; and where the floor area is not more than 500 m2, must be separated from the remainder of the patient care (iv) area by smoke-proof walls complying with Specification 11; and where division of ward areas by fire-resisting walls under (a) or (c)(i) is not required, any smoke-proof wall (d) required under (c)(ii) or (iii) must have an FRL of not less than 60/60/60. Treatment areas— (i) where the floor area exceeds 1000 m2, must be divided into floor areas not more than 1000 m2 by smoke-proof

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(ii) walls complying with Specification 11; and where the floor area is not more than 1000 m2, must be separated from the remainder of the patient care (e) area by smoke-proof walls complying with Specification 11. Ancillary use areas located within a patient care area and containing equipment or materials that are a high (f) potential fire hazard, must be separated from the remainder of the patient care area by walls with an FRL of not less than 60/60/60. The ancillary use areas referred to in (e) include, but are not limited to, the following: (i) A kitchen and related food preparation areas having a combined floor area of more than 30 m2. (ii) A room containing a hyperbaric facility (pressure chamber). (iii) A room used predominantly for the storage of medical records having a floor area of more than 10 m2. (iv) A laundry, where items of equipment are of the type that are potential fire sources (e.g. gas fire dryers). (g) A wall required by (e) to separate ancillary use areas from the remainder of the building must extend to the (i) underside of— the floor above; or (ii) a non-combustible roof covering; or (iii) a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes. (h) Openings in walls required by (c) and (e) to have an FRL must be protected as follows: (i) Doorways—self-closing or automatic closing –/60/30 fire doors. (ii) Windows—automatic or permanently fixed closed –

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			/60/– fire windows or –/60/– automatic fire shutters. (iii) Other openings—construction having an FRL not less than –/60/–. (2) In a building containing a Class 9b early childhood centre— (a) unless the Class 9b early childhood centre is the only use in the building, it must be separated from the remainder (3) of the building by walls and/or floors with an FRL not less than that required for a fire wall; and each storey must contain not less than 2 fire compartments. (a) A Class 9c building must comply with the following: A building must be divided into areas not more than 500 m2 by smoke-proof walls complying with Specification 11. (b) A fire compartment must be separated from the remainder of the building by fire walls and, notwithstanding (c) C3D8 and Specification 5, floors with an FRL of not less than 60/60/60. Internal walls (other than those bounding lift and stair shafts) supported by floors provided in accordance with (d) need not comply with Specification 5 if they have an FRL not less than 60/–/–. Ancillary use areas containing equipment or materials that are a high potential fire hazard, must be separated (e) from the sole-occupancy units by smoke-proof walls complying with Specification 11.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			The ancillary use areas referred to in (d) include, but are not limited to, the following: (i) A kitchen and related food preparation areas having a combined floor area of more than 30 m2. (ii) A laundry, where items of equipment are of the type that are potential fire sources (e.g. gas fired dryers). (ii) Storage rooms greater than 10 m2 used predominantly for the storage of administrative records. (f) Openings in fire walls must be protected as follows: (i) Doorways —self-closing or automatic closing –/60/30 fire doors. (ii) Windows —automatic or permanently fixed closed –/60/– fire windows or –/60/– automatic fire shutters. (iii) Other openings — construction having an FRL not less than –/60/–. Exemptions C3D6(2) does not apply to a Class 9b early childhood centre— (a) wholly within a storey that provides direct egress to a road or open space; or (b) with a rise in storeys of not more than 2, where the Class 9b early childhood centre is the only use in the building.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D8	Separation in fire walls	Not Applicable	Where fire walls are required, the fire walls between each fire compartment must be constructed in accordance with C3D8 and specification 5. (a) The fire wall has the relevant FRL prescribed by Specification 5 for each of the adjoining parts, and if these are different, the greater FRL, except where S5C18(c), S5C21(3) and S5C24(3) permit a lower FRL on the carpark side (b) Any openings in a fire wall must not reduce the FRL required by Specification 5 for the fire wall, except where permitted by the Deemed-to-Satisfy Provisions of Part C4 (c) 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. 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 with C3D8. **Any EFSG requirements noted for fire rated construction of storage or plant areas?**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D9	Separation of classifications in the same storey	Not Applicable	If a building has parts of different classifications located alongside one another in the same storey— (a) each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or (b) the parts must be separated in that storey by a firewall
C3D10	Separation of classifications in different storeys	Not Applicable	If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows: (a) Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 for the classification of the lower storey. (b) Type B or C construction — If one of the adjoining parts is of Class 2, 3 or 4, the floor separating the part from the storey below must— (i) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or (ii) have an FRL of at least 30/30/30; or (iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D11	Separation of Lift Shafts	Not Applicable	Any lift connecting more than 2 storeys, or more than 3 storeys if the building is sprinklered, (other than lifts which are wholly within an atrium) must be separated from the remainder of the building by enclosure in a shaft in which— (a) in a building required to be of Type A construction — the walls have the relevant FRL prescribed by Specification5; and (b) in a building required to be of Type B construction — the walls— (i) if loadbearing, have the relevant FRL prescribed by Tables S5C21a to S5C21f of Specification 5; or (ii) if non-loadbearing, be of non-combustible construction. Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4.
C3D12	Stairways and Lifts in one shaft	Not Applicable	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D13	Separation of equipment	Compliance Readily Achievable	The following equipment is required to be fire separated from the remainder of the building with construction achieving an FRL of 120 minutes: § lift motors and lift control panels; or § emergency generators used to sustain emergency equipment operating in the emergency mode; or § central smoke control plant; or § boilers; or § a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. Separating construction must have— (i) an FRL as required by Specification 5, but not less than 120/120/120; and (ii) any doorway protected with a self-closing fire door having an FRL of not less than –/120/30; or (iii) when separating a lift shaft and lift motor room, an FRL not less than 120/–/–. **The BCR/Comms room is proposed to not house any equipment captured under this Clause.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D14	Electricity supply system	Compliance Readily Achievable	An electricity substation located within a building must— (a) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must— (a) be separated from any other part of the building by construction having an FRL of not less than120/120/120; and (b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear. Emergency equipment includes but is not limited to the following: - Fire hydrant booster pumps.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			- Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like. - Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. - Air handling systems designed to exhaust and control the spread of fire and smoke. - Emergency lifts. - Control and indicating equipment. - Emergency warning and intercom systems.
Part C4 - Protection of Openings			
C4D1	Deemed-to-Satisfy Provisions	Noted	
C4D2	Application of Part	Noted	This part is applicable

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D3	Protection of openings in external walls	Not Applicable	Openings in an external wall that is required to have an FRL must be protected in accordance with C4D5, and if wall-wetting sprinklers are used they must be located externally. The requirements of above only apply if the distance between the opening and the fire-source feature to which it is exposed is less than— (a) 3 m from a side or rear boundary of the allotment; or (b) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or (c) 6 m from another building on the allotment that is not Class 10 **The subject building is greater than 3m than any notable fire source feature indicated on the plans.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D4	Separation of openings in external walls and associated openings in different fire compartments	Not Applicable	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C4D4, unless— (a) those parts of each wall have an FRL not less than 60/60/60; and (b) any openings protected in accordance with C4D5 Distances in the table include: 6m for opposite walls, 4m for walls at 90 degrees, Nil for walls at 180 degrees. **The external openings (doorways of amenities openings) are greater than 6m from the Building F therefore no protection is required. It is recommended that a buffer tolerance is applied to the distance between the two buildings to ensure they remain more than 6m from each other at time of construction as the distance is just over 6m.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D5	Acceptable methods of protection	Not Applicable	Where protection is required, doorways, windows and other openings must be protected as follows: Doorways— (i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (ii) –/60/30 fire doors that are self-closing or automatic closing. Windows— (i) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (iii) –/60/– automatic closing fire shutters Other openings- (i) excluding voids - internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than -/60/- Fire doors, fire windows and fire shutters must comply with Specification 12

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D6	Doorways in fire walls	Not Applicable	The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed 1/2 of the length of the fire wall Doors in firewalls must achieve an FRL of not less than that required by Specification 5 for the fire wall except that each door have an insulation level of at least 30. i.e. 240/240/30 Fire doors in firewalls must be self-closing or automatic closing. Automatic closing must be triggered by activation of smoke detection system in both fire compartments the fire wall is separating.
C4D13	Openings in floors and ceilings for services	Not Applicable	(1) where a service passes through - (a) a floor that is required to have a FRL with respect to integrity or insulation; or (b) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (a) in a building of Type A construction - a shaft complying with Specification 5; or (b) in a building of Type B or C construction - a shaft that will not reduce the fire performance of the building elements it penetrates
C4D14	Openings in shafts	Not Applicable	Openings in shafts are required to be protected by a self-closing --/60/30 fire door or hooper or an access panel having an FRL of --/60/30.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D15	Openings for service installations	Not Applicable	Any new proposed penetrations must comply with provisions of C4D15 and Spec. 13. The penetration shall comply with the tested system identical with a prototype that has been tested in accordance with AS1530.4 and AS4072 and achieves the required FRL At OC stage a detailed schedule of every penetration is required to be produced. Advise engaging specialist fire stopping company.
C4D16	Construction joints	Compliance Readily Achievable	Any proposed joint construction is to comply with the provisions of C4D16 and in accordance to AS 1530.4 to achieve the required FRL
C4D17	Columns protected with lightweight construction to achieve an FRL	Not Applicable	Any lightweight construction must be with a method and materials identical with a tested prototype which has achieved the required FRL. **External columns supporting the covered walkway are greater than 3m of a fire source feature as indicated on the site plan, therefore FRLs are not required for the columns,**
Specifications			
Specification 5	Fire-Resisting Construction	Compliance Readily Achievable	Refer to specification - **The subject building is greater than 3m from any notable fire source feature. Spec 5 of the BCA does not nominate FRLs for Type C Buildings greater than 3m from a fire source feature.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specification 6	Structural Tests for Lightweight Construction	Compliance Readily Achievable	Refer to specification
Specification 7	Fire Hazard Properties	Compliance Readily Achievable	Refer to specification
Specification 8	Performance of External Walls in Fire	Not Applicable	Refer to specification
Specification 9	Cavity Barriers for Fire-Protected Timber	Not Applicable	Refer to specification
Specification 10	Fire-protected Timber	Not Applicable	Refer to specification
Specification 11	Smoke-Proof Walls in Health-Care and Residential Care Buildings	Not Applicable	Refer to specification
Specification 12	Fire Doors, Smoke Doors, Fire Windows and Shutters	Not Applicable	Refer to specification
Specification 13	Penetration of Walls, Floors and Ceilings by Services	Not Applicable	Refer to specification
Section D - Access and Egress			
Part D2 - Provision for Escape			
D2D1	Deemed-to-Satisfy Provisions	Noted	Noted

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D2	Application of Part	Noted	The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D3	Number of exits required	Compliance Readily Achievable	(1) All buildings — Every building must have at least one exit from each storey. (2) Class 2 to 8 buildings — In addition to any horizontal exit, not less than 2 exits must be provided from the following: (a) In addition to any horizontal exit, not less than 2 exits must be provided from the following: (i) Each storey if the building has an effective height of more than 25 m. (ii) A Class 2 or 3 building subject to C2D6. (3) Basements — In addition to any horizontal exit, not less than 2 exits must be provided from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless— (a) the floor area of the storey is not more than 50 m^2; and (b) the distance of travel from any point on the floor to a single exit is not more than 20 m. (4) Class 9 buildings — In addition to any horizontal exit, not less than 2 exits must be provided from the following: (i) Each storey if the building has a rise in storeys of more than 6 or an effective height of more than 25 m. (ii) Any storey which includes a patient care area in a Class 9a health-care building. (iii) Any storey that contains sleeping areas in a Class 9c building. (iv) Each storey, or each part of a storey, used as in a Class

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			9b building used as an early childhood centre. (v)Each storey in a primary or secondary school with a rise in storeys of 2 or more. (vi) Any storey or mezzanine that accommodates more than 50 persons, calculated under D2D18. (b) The requirements of (a) do not apply to a part of a storey that— (i) is a plant room, machinery room, storeroom, lift-machine room or the like; and (ii) is provided with direct egress to a road or open space; and satisfies D2D5 by the provision of 1 exit. (iii) satisfies D2D5 by the provision of 1 exit. (5) Exits from Class 9c buildings and patient care areas in Class 9a health-care buildings — In a Class 9a health-care building and a Class 9c building, at least one exit must be provided from every part of a storey which has been divided into fire compartments in accordance with C3D3 or C3D6 (6) Exits in open spectator stands — In an open spectator stand containing more than one tier of seating, every tier must have not less than 2 stairways or ramps, each forming part of the path of travel to not less than 2 exits. (7) Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to— an exit; or at least 2 exits if 2

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			or more exits are required. **The subject building has a compliant number of exits as per the provisions of this Clause.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D4	When fire-isolated stairways and ramps are required	Not Applicable	(1) Class 2 or 3 - The following applies: (a) Subject to (b), every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through or passes by not more than— (i) 3 consecutive storeys in a Class 2 building; or (ii) 2 consecutive storeys in a Class 3 building. (b) Notwithstanding (a), one extra storey of any classification may be included if— (i) it is only for the accommodation of motor vehicles or for other ancillary purposes; or (ii) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or (iii) the required exit does not provide access to or egress for, and is separated from, the extra storey by construction having— (A) an FRL of –/60/60, if non-loadbearing; and (B) an FRL of 90/90/90, if loadbearing; and (2) Class 5, 6, 7, 8 or 9 buildings — Every stairway or ramp serving as a required exit must be fire-isolated unless— (a) in a Class 9a health-care building — it connects, or passes through or passes by not more than 2 consecutive storeys in areas other than patient care areas; or (b) it is part of an open spectator stand; or (c) in any other case, except in a Class 9b early childhood centre or a Class 9c building, it connects, passes through or passes by not more than 2 consecutive storeys and one

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			extra storey of any classification may be included if— (i) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or (ii) the required exit does not provide access to or egress for, and is separated from, the extra storey by construction having— (A) an FRL of –/60/60, if non-loadbearing; and (B) an FRL of 90/90/90 for Type A construction or 60/60/60 for Type B or C construction, if loadbearing; and (C) no opening that could permit the passage of fire or smoke.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D5	Exit travel distances	Compliance Readily Achievable	Travel distance shall be as follows: **Class 5, 6, 7, 8 or 9 portions except 9a buildings:** - 20m to a point of choice - 40m total distance to an exit -30m to a single exit serving a storey at the level of egress to the road or open space for class 5 and 6 portions **Class 2 or 3 portions:** The doorway of an SOU (including class 4) must be 6m from a point of choice of 2 available exits. For Class 2 or 3 potions 20m a single exit serving the level of egress to a road or open space. No point on the floor of a room not within an SOU must be more than 20m from an exit or a point in which two exits are available in different directions. Additional requirements for Class 9a, open spectator stands and assembly buildings
D2D6	Distance between alternative exits	Compliance Readily Achievable	Exits must not be less than 9m apart; and not more than: **Class 2 or 3** - 45m apart **Class 5, 6, 7, 8 or 9** - 60m apart; and Located so that alternative paths of travel do not converge such that they become less than 6 m apart.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D7	Height of exits, paths of travel to exits and doorways	Compliance Readily Achievable	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D8 & NSW D2D9	Width of exits and paths of travel to exits	Further Details Required	The unobstructed width of each required exit or path of travel to an exit, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than 1m Class 9c ward or treatment area the un obstructed width shall be 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds (c) in a public corridor in a Class 9c aged care building, notwithstanding (2) and (3)— (i) 1.5 m; and (iI) 1.8 m for the full width of the doorway, providing access into a sole-occupancy unit or communal bathroom. (3) If the storey, mezzanine or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than— (a) 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or (b) in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200. **Details to be provided as the design develops to ensure a minimum 1m path of travel is provided within the building including the BCR and Mech Plant areas.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D9	Width doorways in exits or path of travel to exits	Compliance Readily Achievable	In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than— (a) in patient care areas through which patients would normally be transported in beds- (i) if the doorway provides access to, or from, a corridor of width (A) less than 2.2m - 1200mm or (B) 2.2 or greater - 1070mm and (ii) where the doorway referred to in (i) is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 800mm wide or (b) In patient care areas in a horizontal exit - 1250mm or (c) the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4) minus 250mm or (d) in a class 9c building, 800mm except- (i) in resident use areas the minimum unobstructed width must be 870mm, and (ii) for the doorways leading from a public corridor to a sole occupancy unit the minimum unobstructed width must be 1070mm; and (iii) where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 870mm wide in resident use areas and 800mm wide in non-resident use area or (e) In any other case except where it opens to a sanitary compartment or bathroom - 750mm wide

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D10	Exit width not to diminish in direction of travel	Compliance Readily Achievable	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i).
D2D11	Determination and measurement of exits and paths of travel to exits	Noted	For the purposes of D2D7 to D2D10 the following apply: (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must— (i) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosing's of the treads or the floor surface of the ramp or landing. (b) To determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D2D18.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D14	Travel by non-fire-isolated stairways or ramps	Not Applicable	(1) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. (2) In a Class 2, 3 or 4 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed— (a) 30 m in a building of Type C construction; or (b) 60 m in all other cases. (3) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m. (4) In a Class 2, 3 or 9a building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (a) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (b) 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(5) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (a) 20 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (b) 40 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. (6) In a Class 2 or 3 building, if 2 or more exits are required and are provided by means of internal non-fire-isolated stairways or non-fire-isolated ramps each exit must— (a) provide separate egress to a road or open space; and (b) be suitably smoke-separated from each other at the level of discharge.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D15	Discharge from exits	Compliance Readily Achievable	(1) 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. (2)If the required exit leads to open space, the required width of the path of travel to the road must be maintained (the minimum width of the required exit or 1m whichever is the greater) (3) If the exit discharges at a different level to the road a compliant ramp must be provided. Class 9a building requires a compliant stair. (4) Discharge points must be as far apart as practical. Additional requirements for open spectator stands.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D17	Non-required stairways, ramps or escalators	Noted	An escalator, moving walkway or non-required non fire-isolated stairway or pedestrian ramp— (a) must not be used between storeys in— (i) a patient care area in a Class 9a health-care building; or (ii)a resident use area in a Class 9c building; and (b)may connect any number of storeys if it is— (i)in an open spectator stand or indoor sports stadium; or (ii) in a carpark or an atrium; or (iii) outside a building; or (iv) in a Class 5 or 6 building that is sprinklered throughout, where the escalator, walkway, stairway or ramp complies with Specification 14; and (c) except where permitted in (b) must not connect more than— (i) 3 storeys if each of those storeys is provided with a sprinkler system (other than a FPAA101D system) complying with Specification 17 throughout; or (ii) 2 storeys, provided that in each case, those storeys must be consecutive, and one of those storeys is situated at a level at which there is direct egress to a road or open space; and (d) except where permitted in (b) or (c), must not connect, directly or indirectly, more than 2 storeys at any level in a Class 5, 6, 7, 8 or 9 building and those storeys must be consecutive.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D18	Number of persons accommodated	Further Details Required	For the purposes of the Deemed-to-Satisfy Provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by— (a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square meters per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for— (i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and (ii) service ducts and the like, sanitary compartments or other ancillary uses; or (b) reference to the seating capacity in an assembly building or room; or (c)any other suitable means of assessing its capacity. **Table D2D18 area per person according to use of school classrooms. The number of occupants calculated is 340 as per Table D2D18. Population to be provided to ensure compliance with this Clause.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D19	Measurement of distances	Noted	The nearest part of an exit means in the case of— (a) a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access to them; and (b) a non-fire-isolated stairway, the nearest part of the nearest riser; and (c) a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey; and (d) a doorway opening to a road or open space, the nearest part of the doorway; and (e) a horizontal exit, the nearest part of the doorway.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D20	Method of measurement	Noted	The following rules apply: In the case of a room that is not a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building, (a) the distance includes the straight-line measurement from any point on the floor of the room to the nearest part of a doorway leading from it, together with the distance from that part of the doorway to the single required exit or point from which travel in different directions to 2 required exits is available. (b) Subject to (d), the distance from the doorway of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building is measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to 2 required exits is available. (c) Subject to (d), the distance between exits is measured in a straight line between the nearest parts of those exits. (d) Only the shortest distance is taken along a corridor, hallway, external balcony or other path of travel that curves (e) If more than one corridor, hallway, or other internal path of travel connects required exits, for the purposes of D2D6(c) the measurement is along the path of travel through the point at which travel in different directions to those exits is available, as determined in accordance with D2D5. (f) If a wall (including a demountable internal wall) that does not bound a room, corridor, hallway or the like causes a change of direction in proceeding to a required exit, the distance is measured along the path of travel past that wall

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(g) If permanent fixed seating is provided, the distance is measured along the path of travel between the rows of seats. (h) In the case of a non-fire-isolated stairway or non-fire-isolated ramp, the distance is measured along a line connecting the nosing's of the treads, or along the slope of the ramp, together with the distance connecting those lines across any intermediate landings.
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	Noted	Ladders may be provided to plants rooms and the like if the floor area is not more than 100m2. Plant room stairways to achieve compliance with AS 1657.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D22	Access to lift pits	Not Applicable	Access to lift pits must— (a) where the pit depth is not more than 3 m, be through the lowest landing doors; or (b) where the pit depth is more than 3 m, be provided through an access doorway complying with the following: (i) In lieu of D2D7 to D2D11, the doorway must be level with the pit floor and not be less than 600 mm wide by 1980 mm high clear opening, which may be reduced to 1500 mm where it is necessary to comply with (ii). (ii) No part of the lift car or platform must encroach on the pit doorway entrance when the car is on a fully compressed buffer. (iii) Access to the doorway must be by a stairway complying with AS 1657. (iv) In lieu of D3D26, doors fitted to the doorway must be— (A) of the horizontal sliding or outwards opening hinged type; and (B) self-closing and self-locking from the outside; and (C)marked on the landing side with the letters not less than 35 mm high: DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES
D2D23	Egress from primary schools	Not Applicable	Every part of a Class 9b primary school must be wholly within a storey that provides direct egress to a road or open space unless the building has a rise in storeys of not more than 4 and a primary school is the only use in that building.
Part D3 - Construction of Exits			

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D1	Deemed-to-Satisfy Provisions	Noted	Noted
D3D2	Application of Part	Noted	This part is applicable
D3D3	Fire-isolated stairways and ramps	Not Applicable	Fire-isolated stairs must be: (a) of *non-combustible* materials; and (b) so that if there is local failure it will not cause structural damage to, or impair the fire-resistance of, the shaft.
D3D4	Non-fire-isolated stairways and ramps	Not Applicable	In a building having a rise in storeys of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a fire-resisting shaft, must be constructed according to D3D3, or only of— (c) reinforced or prestressed concrete; or (d) steel in no part less than 6 mm thick; or (e) (c) timber that— (i) has a finished thickness of not less than 44 mm; and has an average density of not less than 800 kg/m3 (ii) at a moisture content of 12%; and (iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D5	Separation of rising and descending stair flights	Not Applicable	If a stairway serving as an exit is required to be fire-isolated— (a) there must be no direct connection between— (i)a flight rising from a storey below the lowest level of access to a road or open space; and (ii) a flight descending from a storey above that level; and (b) any construction that separates or is common to the rising and descending flights must be— (i) non-combustible; and (ii) smoke proof in accordance with S11C2.
D3D6	Open access ramps and balconies	Not Applicable	Where an open access ramp or balcony is provided to meet the smoke hazard management requirements of E2D4 to E2D13, it must— have ventilation openings to the outside air which— (a) have a total unobstructed area not less than the floor area of the ramp or balcony; and (i) are evenly distributed along the open sides of the ramp or balcony; and (ii) not be enclosed on its open sides above a height of 1 m except by an open grille or the like having a free air(b)space of not less than 75% of its area.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D7	Smoke lobbies	Not Applicable	A smoke lobby required by D2D12 must— (a) have a floor area not less than 6 m2; and (b) be separated from the occupied areas in the storey by walls which are impervious to smoke, and— (i) have an FRL of not less than 60/60/– and (ii) extend from slab to slab, or to the underside of a ceiling with a resistance to the incipient spread of fire of 60 minutes which covers the lobby; and (iii) any construction joints between the top of the walls and the floor slab, roof or ceiling must be smoke sealed with intumescent putty or other suitable material; and (c) at any opening from the occupied areas, have smoke doors complying with S12C3 and S12C4 except that the smoke sensing device need only be located on the approach side of the opening; and (d) be pressurised as part of the exit if the exit is required to be pressurised under E2D3.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D8	Installations in exits and paths of travel	Compliance Readily Achievable	Services or equipment comprising— (i) electricity meters, distribution boards or ducts; or (ii) central telecommunications distribution boards or equipment; or (iii) electrical motors or other motors serving equipment in the building, may be installed in— (iv) a required exit, except for fire-isolated exits specified in (a); or (v) in any corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure. **The EDB and INV enclosure is to be smoke sealed in accordance with the provisions of this Clause. Further details to be provided to ensure compliance.**
D3D9	Enclosure of space under stairs and ramps	Not Applicable	The space below a required non fire-isolated stairway (including an external stairway) or non-fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless— (a) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and (b) any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D10	Width of required stairways and ramps	Noted	A required stairway or ramp that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2 m.
D3D11	Pedestrian ramps	Compliance Readily Achievable	(1) A fire-isolated ramp may be substituted for a fire-isolated stairway if the construction enclosing the ramp and the width and ceiling height comply with the requirements for a fire-isolated stairway. (2) A ramp serving as a required exit must— (a) where the ramp is also serving as an accessible ramp under Part D4, be in accordance with AS 1428.1; or (b) in any other case, have a gradient not steeper than 1:8. (3) The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D12	Fire-isolated passageways	Not Applicable	(1) The enclosing construction of a fire-isolated passageway must have an FRL when tested for a fire outside the passageway in another part of the building of— (a) if the passageway discharges from a fire-isolated stairway or ramp — not less than that required for the stairway or ramp shaft; or (b) in any other case — not less than 60/60/60. (2) Notwithstanding (1)(b), the top construction of a fire-isolated passageway need not have an FRL if the walls of the fire-isolated passageway extend to the underside of - (a) a non-combustible roof covering; or (b) a ceiling having a resistance to the incipient spread of fire of not less than 60 minutes separating the roof space(b)or ceiling space in all areas surrounding the passageway within the fire compartment.
D3D13	Roof as open space	Not Applicable	If an exit discharges to a roof of a building, the roof must— (a) have an FRL of not less than 120/120/120; and (b) not have any roof lights or other openings within 3 m of the path of travel of persons using the exit to reach a road or open space.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D14	Goings and risers	Compliance Readily Achievable	Risers and goings must comply with D3D14 and have slip resistance as per table D3D15. **Architect to cover in Design Compliance Statement prior to approval.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D15	Landings	Compliance Readily Achievable	In a stairway— (a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must— (i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and (ii) have— - a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or - a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below **Landings have been reviewed and appear compliant. Architect to cover in Design Compliance Statement prior to approval.**
D3D16	Thresholds	Compliance Readily Achievable	The threshold of a doorway in an accessible building must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless the door opens to a road and open space or is provided with a threshold ramp or step ramp in accordance with AS 1428.1.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D17	Barriers to prevent falls	Compliance Readily Achievable	A Barrier to prevent falls is required where the surface below is greater than 1m. Balustrade design is required to be in accordance with D3D18, D3D19, D3D20. **Balustrades have been reviewed and appear compliant. Architect to cover in Design Compliance Statement prior to approval.**
D3D18	Height of Barriers	Compliance Readily Achievable	The height of a barrier required by D3D17 must be not less than the following: (a) For stairways or ramps with a gradient of 1:20 or steeper — 865 mm. (b) For landings to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length — 865 mm (c) In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1 m outwards from the top of the barrier — 700 mm. (d) For all other locations — 1 m.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D19	Openings in barriers	Compliance Readily Achievable	Openings in a required barrier must not allow a 125 mm sphere to pass through. The maximum 125 mm barrier opening for a stairway, such as a non fire-isolated stairway, is measured above the nosing line of the stair treads. Where a barrier is fixed to the face of a landing, balcony, deck or the like, the opening between the barrier and the face must not permit a 40 mm sphere to pass through
D3D20	Barrier climbability	Not Applicable	A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor. A climbable element is considered a horizontal elements or a protrusion of 20mm or more. Further review will be required as the design develops.
D3D21	Wire barriers	Not Applicable	Noted

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D22	Handrails	Compliance Readily Achievable	Handrails must— (a) be located along at least one side of the ramp or flight; and (b) be located along each side if the total width of the stairway or ramp is 2 m or more; and (c) in a Class 9b building used as a primary school or early childhood centre— (i) have one handrail fixed at a height of not less than 865 mm; and (ii) have a second handrail fixed at a height between 665 mm and 750 mm; and (d) in any other case, be fixed at a height of not less than 865 mm; and (e) be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (f) in a required exit serving an area required to be accessible, be designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii).

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D23	Fixed platforms, walkways, stairways and ladders	Not Applicable	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply with AS 1657 in lieu of D3D14, D3D16, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22 if it only serves— (a) machinery rooms, boiler houses, lift-machine rooms, plant-rooms, and the like; or (b) non-habitable rooms, such as attics, storerooms and the like that are not used on a frequent or daily basis in the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.
D3D24	Doorways and doors	Compliance Readily Achievable	Doors serving as required exits or forming part of required exits must be swinging (in the direction of egress) or power operated. If fitted with a door which is power-operated— (i) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door Note: Exemptions apply to Class 6, 7 & 8 buildings with floor areas < 200m2. Please refer to D3D24

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D25	Swinging doors	Compliance Readily Achievable	A swinging door in a required exit or forming part of a required exit must not encroach— (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or 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 Must swing in the direction of egress unless— it serves a building or part with a floor area not more than 200 m2 it is the only required exit from the building or part and it is fitted with a device for holding it in the open position. **The doors all swing inwards as indicated on the plans. The exit is referred to as the non-fire isolated stair serving the veranda area which discharges to the lower sports field. As per the BCA, the first riser of the stair is considered the required exit, therefore the doors are not required to swing the direction of egress.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D26	Operation of latch	Further Details Required	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— (a) 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 D4— - be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and - 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 (b) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.
D3D28	Signs on doors	Noted	Signage to be provided on exit and fire door; for a self-closing door— “FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN”; or, for a door discharging from fire-isolated exit "FIRE SAFETY DOOR—DO NOT OBSTRUCT"

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D29	Protection of openable windows	Not Applicable	A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in— (i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or (ii) a Class 9b early childhood centre. Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (1)must comply with the following: (a) The openable portion of the window must be protected with— (i) a device capable of restricting the window opening; or (ii) a screen with secure fittings. (b) a device or screen required by (a) must— (i) not permit a 125 mm sphere to pass through the window opening or screen; and (ii) resist an outward horizontal action of 250 N against the— (aa) window restrained by a device; or (bb) screen protecting the opening; and (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. A barrier with a height not less than 865 mm above the floor is required to an openable window— (i) in addition to window protection, when a child resistant release mechanism is required; and

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(ii) where the floor below the window is 4 m or more above the surface beneath if the window is not protected.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D30	Timber stairways: Concession	Not Applicable	(a) Notwithstanding D3D3(a), timber treads, risers, landings and associated supporting framework which— (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m3 at a moisture content of 12%, may be used within a required fire-isolated stairway or fire-isolated passageway constructed from fire-protected timber in accordance withC1.13 subject to— (iii) the building being protected throughout by a sprinkler system (other than a FPAA101D system) complying with Specification 17 which extends to within the fire-isolated enclosure; and (iv) fire protection being provided to the underside of stair flights and landings located immediately above a landing level which— (A) is at or near the level of egress; or (B) provides direct access to a carpark (b) Fire protection required by (a) must be not less than one layer of 13 mm fire-protective grade plasterboard fixed in accordance with the system requirements for a fire-protective covering.
Part D4 - Access for People with a Disability			
Please refer to the Access Report			
Specifications			

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specification 15	Braille and Tactile Signs	Noted	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D3D26, D4D7 and Specification 27. A compliance statement shall be provided by the architect prior to the issuance of the CC.
Section E - Services and Equipment			
Part E1 - Fire Fighting Equipment			
E1D1	Deemed-to-Satisfy Provisions	Noted	Noted

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E1D2	Fire hydrants	Further Details Required	A fire hydrant system must be provided to serve a building with a total floor area of more than 500m2. The hydrant system shall comply with the provisions of E1D2 and AS2419.1-2021 Where internal hydrants are provided, they shall serve only the storey on which they are located Booster assemblies are to be located in accordance with the provisions of Clause 7.3.1 of AS2419.1-2021 **Further details of the proposed hydrant system is to be provided demonstrating compliance with this clause and any applicable Fire Engineering requirements** **Location of the hydrant booster to be determined, however where there are multiple building entrances, it is likely a fire engineered performance solution by the engaged Fire Engineer will be required to approve the location of the booster assembly as NOT within sight of one entrance.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E1D3	Fire hose reels	Performance Solution	A fire hose reel system must be provided - (a) to serve the whole 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 500m2 Fire hose reels shall comply with E1D3 and AS2441-2005 In achieving system coverage, one or a combination of the following criteria for individual internally located fire hose reels must be met in determining the layout of any fire hose reel system: (a) Fire hose reels must be located adjacent to an internal fire hydrant (other than one within a fire-isolated exit), except that a fire hose reel need not be located adjacent to every fire hydrant, provided system coverage can be achieved. (b) fire hose reels must be located within 4m of an exit, except that a fire hose reel need not be located adjacent to every exit, provided system coverage. (c) Where system coverage is not achieved by compliance with (a) and (b), additional fire hose reels may be located in paths of travel to an exit to achieve the required coverage Fire hose reels are required to be provided to the storage rooms, comms rooms and non-classroom areas.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			It is anticipated due to the function and characteristics of building occupants typically housed within these areas that fire hose reels are to be omitted from this building. To be addressed as part of a performance solution certified by a suitably qualified Accredited Practitioner - Fire Safety
NSW E1D4	Sprinklers	Not Applicable	Sprinkler systems must be installed with the following where applicable: (a) E1D5 to E1D12 (b) Specification 17 and Specification 18 Compliance readily achievable - details of the proposed system are to be provided for further review
E1D5	Where sprinklers are required: all classifications	Not Applicable	Sprinklers are required throughout all buildings if any part of the building has an effective height greater than 25m. Note this applies to open deck carparks contained in a multi classified building. Compliance achievable - details of the proposed sprinkler system shall be provided for further review

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E1D11	Where sprinklers are required: Class 9b buildings	Not Applicable	Sprinklers shall be provided to Class 9b buildings as follows: (1) In a Class 9b building, other than a early childhood centre, a theatre, public hall or the like must be provided with a sprinkler system complying with AS2118.1-2017 and Specification 17 (2) in a building containing a Class 9b early childhood centre - throughout the whole building (3) in a building that is considered an entertainment venue, sprinkler protection shall be provided in accordance with the provisions of NSW Part I4
E1D12	Where sprinklers are required: additional requirements	Not Applicable	Sprinklers are required to be provided where the building - (1) contains an atrium - refer to Part G3 of this report for further information (2) is considered as a large isolated building under the requirements of BCA Clause C3D4
E1D13	Where sprinklers are required: Occupancies of excessive hazard	Not Applicable	Buildings which contain any of the below noted items shall be provided with sprinkler protection to fire compartments which have a floor area more than 2000m2 or a volume of more than 12000m3. (a) hazardous process or storage of hazardous items (b) combustible goods with an aggregate volume exceeding 1000m3 and stored to a height greater than 4m

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E1D14	Portable fire extinguishers	Further Details Required	Portable Fire Extinguishers shall be provided as follows: **For Class 2, 3 ,5 or Class 4 parts -** To serve the building where one or more internal fire hydrants are provided, or to serve any fire compartment with a floor area greater than 500m2 (this includes a SOU) Portable fire extinguishers must comply with the provisions of this clause, AS2444 and meet the following requirements - (a) they shall be a ABE type extinguisher (b) they shall be a minimum 2.5kg extinguisher (c) distributed outside a SOU to serve only the storey at which they are located and so that the travel distance from the entrance doorway of any SOU to the nearest extinguisher is not more than 10m **For Class 2 - 9 buildings** To serve a class 5 building where one or more internal fire hydrants are provided, or to serve any fire compartment with a floor area greater than 500m2. Portable fire extinguishers must be provided in accordance with Clause E1D14 and AS2444 and the associated fire risks prescribed under these standards Compliance achievable - further details of all PFE locations to be provided for review in accordance with this clause, any relevant Fire Engineering Report and EFSG guidelines

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E1D15	Fire control centres	Not Applicable	A fire control centre facility in accordance with Specification 19 must be provided for - (a) a building with an effective height of more than 25m; and (b) a Class 6, 7, 8 or 9 building with a total floor area of more than 18,000m2 Compliance achievable. Further details of the proposed FCC are to be provided for review
E1D16	Fire precautions during construction	Not Applicable	Note Suitable fire extinguishers shall be located adjacent to exits on each storey while the building is under construction. Once the building reaches an effective above 12m fire hydrants, FHRs and the hydrant booster connection shall be commissioned and operational.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E1D17	Provision for special hazards	Not Applicable	Suitable additional provision must be made if special problems of fighting fire could arise because of - (a) the nature or quantity of materials stored, displayed or used in a building or on the allotment; or (b) the location of the building in relation to a water supply for fire-fighting purposes Due to the special nature of the proposed building it has been determined that provisions for special hazards must be adopted. A registered Certifier - Fire Safety shall provide a report outlining the measures proposed to mitigate the special hazard and satisfy the requirements of Clause E1D17 of the BCA
Part E2 - Smoke Hazard Management			
E2D1	Deemed-to-Satisfy Provisions	Noted	Noted
E2D2	Application of Part	Noted	This part is not applicable to open-deck carparks, open spectator stands & Class 8 electricity network substations. Smoke exhaust and smoke & heat vents are not applicable to storerooms (Less than 30sqm) sanitary compartments, plantrooms or the like

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D3	Air handling system other than as part of a smoke hazard management system	Compliance Readily Achievable	An air-handling system which does not form part of a smoke hazard management system in accordance with this Part and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed— (a) to operate as a smoke control system in accordance with AS 1668.1; or (b) such that it— - incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and - is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1 Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with that Section of the Standard

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D9	Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings	Noted	(1) A building not more than 25 m in effective height that— (a) is a Class 5 or 9b school building or part of a building having a rise in storeys of more than 3; or (b) is Class 6, 7b, 8 or 9b building (other than a school) or part of a building having a rise in storeys of more than 2; or (c) has a rise in storeys of more than 2, and contains— (i) a Class 5 or 9b school part; and (ii) a Class 6, 7b, 8 or 9b (other than a school) part, must meet the requirements of (2). (2) A building referred to in (1) must be provided with— (a) in each required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (b) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building has more than one fire compartment; or (c) an automatic smoke detection and alarm system complying with Specification 20; or (d) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (3) For the purposes of (2), vertically separated fire compartments are fire compartments above and below each other, and not fire compartments within the same storey. **Smoke detection to facilitate automatic shutdown of air handling systems in accordance is required unless the air**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			conditioning system is non-ducted serving individual rooms with a capacity of less than 1000 L/s. Further information is required.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D16	Class 9b - assembly buildings: nightclubs, discotheques and the like.	Further Details Required	The following provisions apply to all Class 9b assembly buildings: (a) Automatic shutdown: A building or part of a building used as an assembly building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS1668.1) which does not form part of the smoke hazard management system, on the activation of— (i) smoke detectors installed complying with S20C6; and (ii) any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. Basements: A basement not counted in the rise in storeys in accordance with C2D3, less than 2000 m2 (b) used as an assembly building or part of an assembly building containing an auditorium or other public area, must be equipped with— (i) an automatic smoke detection system in accordance with Specification 20; or (ii) an automatic zone pressurisation system in accordance with AS 1668.1 if the basement has more than one fire compartment; or if the basement forms part of a multi fire compartmented building served by the zone pressurisation system; or (iii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. Stages and back stages:

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(i) For the purposes of this clause, where a stage is separated from the auditorium by a proscenium wall incorporating a proscenium opening, a backstage room or area that is not separated from the stage by construction having an FRL of not less than 60/60/60, is taken to form part of the stage. (ii) A building or part of a building used as an assembly building which has a stage with a floor area of more than 50 m2 and not more than 150 m2 must, over the stage, be provided with— (A) an automatic smoke exhaust system complying with Specification 21 (including Figure S21C2); or (B) roof mounted automatic smoke-and-heat vents complying with NSW I4D59, in a single storey building or the top storey of a multi storey building. (iii) A building or part of a building used as an assembly building which has a stage with a floor area of more than 150 m2 must, over the stage, be provided with an automatic smoke exhaust system complying with Specification 21 (including Figure S21C2). (iv) A building or part of a building used as an assembly building which has a stage equipped with means of flying scenery must, over the stage, be provided with an automatic smoke exhaust system complying with Specification 21 (including Figure S21C **Smoke detection to facilitate automatic shutdown of air handling systems in accordance is required unless the air**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			conditioning system is non-ducted serving individual rooms with a capacity of less than 1000 L/s. Further information is required.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D17	Class 9b - assembly buildings: exhibition halls	Not Applicable	A building or part of a building being a night club, discotheque or the like, must be provided with— (a) in an auditorium— (i) an automatic smoke exhaust system complying with Specification 21; or (ii) roof mounted automatic smoke-and-heat vents complying with Specification 22, in a single storey building or the top storey of a multi storey building; or (iii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 with fast response sprinkler heads; and (b) in all other areas— (i) where a building or part of a building has a floor area not more than 2000 m2— (A) one of the smoke hazard management measures listed under (a) above; or (B) an automatic smoke detection and alarm system complying with Specification 20; or where a building or part of a building has a floor area of more than 2000 m2 (ii) , smoke hazard management measures as provided for under NSW E2D19.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D18	Class 9b - assembly buildings: theatres and public halls	Not Applicable	building or part of a building used as an exhibition hall, museum, art gallery or the like, must be provided with— where the floor area is more than 2000 m2 (a) and not more than 3500 m2— (i) an automatic smoke exhaust system complying with Specification 21; or (ii) roof mounted automatic smoke-and-heat vents complying with Specification 22 in a single storey building or the top storey of a multi storey building; or (iii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; and where the floor area is more than 3500 m2 (b) , a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 and— (i) an automatic smoke exhaust system complying with Specification 21; or (ii) roof mounted automatic smoke-and-heat vents complying with Specification 22 , in a single storey building or the top storey of a multi storey building.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D19	Class 9b - assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes	Not Applicable	(1) Unless otherwise described in (2), 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— (a) an automatic smoke exhaust system complying with Specification 21; or (b) roof mounted automatic smoke-and-heat vents complying with Specification 22, in a single storey building or the top storey of a multi storey building; or if the floor area of the fire compartment is not more than 5000 m2 (c) and the building has a rise in storeys of not more than 2— (i) an automatic smoke detection and alarm system complying with Specification 20; or (ii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (2) The following buildings are exempt from the provisions of (1): (a) 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. (b) Churches and other places used solely for religious worship. (c) School classrooms

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D20	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	Not Applicable	(1) The requirements of (2)— (a) apply to a Class 9b assembly building where the building or part of the building is used for a purpose other than— (i) as described in E2D16 to E2D19; or (ii) a school; and (b) do not apply to— (i) sporting complexes (including sports halls, gymnasiums, swimming pools, ice and roller rinks, and the like) other than an indoor sports stadium with total spectator seating for more than 1000; or (ii) churches and other places used solely for religious worship. (2) Each fire compartment, other than one in a building referred to in (1), having a floor area of more than 2000 m2 must be provided with— (a) an automatic smoke exhaust system complying with Specification 21; or (b) if the building is single storey, automatic smoke-and-heat vents complying with Specification 22; or if the floor area of the fire compartment is not more than 5000 m2 (c) and the building has a rise in storeys of not more than 2— (i) an automatic smoke detection and alarm system complying with Specification 20; or (ii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (3) A building containing a Class 9b early childhood centre must be provided with an automatic smoke detection and

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			alarm system complying with Specification 20 throughout the whole building, including any part of another class.
E2D21	Provision for special hazards	Not Applicable	Additional smoke hazard management measures may be necessary due to the— (a) special characteristics of the building; or (b) special function or use of the building; or (c) special type or quantity of materials stored, displayed or used in a building; or (d) special mix of classifications within a building or fire compartment, which are not addressed in E2D4 to E2D20.
Part E4 - Emergency Lighting, Exit Signs and Warning Systems			
E4D1	Deemed-to-Satisfy Provisions	Noted	Noted

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E4D2	Emergency lighting requirements	Compliance Readily Achievable	Emergency Lighting to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D3	Measurement of distance	Noted	Emergency Lighting & Exit Signage to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D4	Design and operation of emergency lighting	Noted	Design and operation of emergency lighting to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D5	Exit signs	Further Details Required	Exit Signage to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC. **Exit signage plan to be provided as the design develops to ensure egress requirements are in line with the location of the exit/directional signage.**
E4D6	Direction signs	Further Details Required	Direction Signs to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC. **Exit signage plan to be provided as the design develops to ensure egress requirements are in line with the location of the exit/directional signage.**
E4D7	Class 2 and 3 buildings and Class 4 parts: Exemptions	Not Applicable	The building does not contain Class 2, 3 or 4 uses

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E4D8	Design and operation of exit signs	Noted	Design and operation of exit signs to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D9	Emergency Warning and intercom systems	Not Applicable	An Emergency warning and intercom system shall be provided in accordance with AS1670.4-2018 throughout the building.
Specifications			
Specification 17	Fire Sprinkler Systems	Not Applicable	Where applicable, sprinklers shall be design in accordance with this specification. Engineering Details of the proposed sprinkler system shall be provided. This detail shall be certified by a suitably qualified Accredited Practitioner - Fire Safety
Specification 18	Class 2 and 3 buildings not more than 25m in effective height	Not Applicable	Where applicable, sprinklers shall be design in accordance with this specification. Engineering Details of the proposed sprinkler system shall be provided. This detail shall be certified by a suitably qualified Accredited Practitioner - Fire Safety
Specification 19	Fire Control Centres	Not Applicable	Where applicable, Fire Control Centres shall be design in accordance with this specification. Engineering Details of the proposed Fire Control Centre shall be provided. This detail shall be certified by a suitably qualified Accredited Practitioner - Fire Safety

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specification 20	Smoke Detection and Alarm Systems	Further Details Required	The building must be provided with— (d) in each required fire-isolated stairway, an automatic air pressurisation system for fire-isolated exits in accordance with AS/NZS 1668.1; or (e) a zone smoke control system in accordance with AS/NZS 1668.1, if the building has more than one fire compartment; or (f) an automatic smoke detection and alarm system complying with Specification 20; or (g) a sprinkler system complying with Specification 17. Detail of the system proposed including certification from the relevant Engineer to be provided including design certification. **Smoke detection to facilitate automatic shutdown of air handling systems in accordance is required unless the air conditioning system is non-ducted serving individual rooms with a capacity of less than 1000 L/s. Further information is required.**
Specification 21	Smoke Exhaust Systems	Not Applicable	Refer to Specification for details
Specification 22	Smoke-and-Heat Vents	Not Applicable	Refer to Specification for details
Specification 23	Residential Fire Safety System	Not Applicable	Refer to Specification for details
Specification 24	Lift Installations	Not Applicable	Refer to Specification for details

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specification 25	Photoluminescent exit signs	Compliance Readily Achievable	Refer to Specification for details
Section F - Health and Safety			
Part F1 - Damp and Weatherproofing			
F1D1	Deemed-to-Satisfy Provisions	Noted	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F1P1 to F1P4 are satisfied by complying with F1D2 to F1D8. (2) Where a performance solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
F1D2	Application of Part	Noted	(1) F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d) (2) F1D3 to F1D5 do not apply to a balcony, podium or similar horizontal surface or part of a building - (a) where the flooring is of timber decking or other perforated flooring; or (b) which is located directly above ground
F1D3	Stormwater drainage	Further Details Required	Stormwater drainage shall comply with AS 3500.3-2021. Details of the proposed Stormwater Management System shall be provided by a suitably qualified and Chartered Engineer

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F1D4	Exposed Joints	Further Details Required	Exposed joints in the drainage surface of a roof, balcony, podium or similar horizontal surface part of a building must - (a) be protected in accordance with Section 2.9 of AS4654; and (b) not be located beneath or run through a planter box, water feature or similar part of a building Details demonstrating compliance shall be provided
F1D5	External Waterproofing membranes	Further Details Required	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a weatherproofing membrane - (a) consisting of materials complying with AS4654.1-2012; and (b) designed and installed in accordance with AS4654.2-2012
F1D6	Damp-proofing	Further Details Required	Moisture from the ground must be prevented from reaching the structure of the building. Where a damp-proof course is provided it must comply with AS 2904-1995 or impervious sheet material in accordance with AS3660.1-2014. Details demonstrating compliance shall be provided
F1D7	Damp-proofing of floors on the ground	Further Details Required	Floors laid on ground shall be provided a vapour barrier in accordance with AS 2870-2011. Details demonstrating compliance shall be provided prior to the issue of the relevant Building Approval

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F1D8	Subfloor ventilation	Not Applicable	(1) Subfloor spaces must - (a) be provided with openings in external walls and internal subfloor walls in accordance with Table F1D8 and Figure F1D8; and (b) have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor in accordance with Table F1D8 (2) in addition to (1), a subfloor space must - (a) be cleared of all building debris, vegetation and graded to prevent surface water ponding under the building; and (b) contain no dead air spaces; and (c) have openings evenly spaced as far as practicable with opening not more than 600mm from corners (3) In double leaf masonry walls, openings specified in (1) must be provided in both leaves of the masonry, with openings being aligned to allow an unobstructed flow of air (4) Openings in internal subfloor walls specified in (1) must have an unobstructed area equivalent to that required for the adjacent external openings (5) where the ground or subfloor space is excessively damp or subject to frequent flooding, in addition to the requirements of (1) to (4) - (a) the subfloor ventilation required in (1) must be increased by 50%; or

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(b) the ground within the subfloor space must be sealed with an impervious membrane; or (c) subfloor framing must be - (i) where above ground, above ground durability Class 1 or 2 timbers or H3 preservative treated timbers in accordance with AS1684.2, AS1684.3 or AS 1684.4; or (ii) where in ground, in ground durability Class 1 or 2 timbers or H5 preservative treated timbers in accordance with AS1684.2, AS1684.3, or AS1684.4; or (iii) steel in accordance with NASH Standard "Residential and Low-Rise Steel Framing" Part 2
Part F2 - Wet areas and overflow protection			
F2D1	Deemed-to-Satisfy Provisions	Noted	This part is applicable Where a performance solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F2D2	Wet area construction	Further Details Required	Wet areas in Class 2, 3 and Class 4 Parts of a building must - (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740-2021 Class 5, 6, 7, 8 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must - (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740-2021 as if they were in a Class 2 or 3 building or Class 4 part of a building

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F2D3	Rooms containing urinals	Not Applicable	Urinal configurations shall comply with the below requirements Slab or stall type urinals (a) the floor surface of the room containing the urinal must be an impervious material; and (i) where no step is installed, must - (A) be graded to the urinal channel for a distance if 1.5m from the urinal channel; and (B) have the remainder of the floor graded to a floor waste; and (ii) where a step is installed- (A) the step must have an impervious surface and be graded to the urinal channel; and (B) the floor behind the step must be graded to a floor waste; and (b) the junction between the floor surface and the urinal channel must be impervious Wall hung Urinals (a) the wall must be surfaced with impervious material extending from the floor to the top of the urinal and not less than 225mm on each side of the urinal; and (b) the floor must be surfaced with an impervious material and graded to a floor waste Rooms with timber or steel-framed walls containing a urinal (a) the wall must be surfaced with an impervious material extending from the floor to not less than 100mm above

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			the floor surface; and (b) the junction of the floor surface and the wall surface must be impervious Compliance readily achievable. Designer to provide further details demonstrating compliance prior to the issue of the relevant Building Approval
F2D4	Floor wastes	Not Applicable	In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above another SOU or public space must be provided a floor waste. The floor waste must achieve a minimum continuous fall of a floor plane to the waste of 1:80 or a maximum of 1:50
Part F3 - Roof and wall cladding			

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F3D1	Deemed-to-Satisfy Provisions	Noted	The roof must be converted with one of the following materials, concrete roof tiles, terracotta roof tiles, cellulose cement corrugated sheeting, metal sheet roofing, plastic sheet roofing or shingles made of terracotta, fibre cement, timber or slate. Compliance with fire resisting construction and non-combustible construction of Part C must also be achieved as applicable. Where none of the above materials is proposed, a Performance Solution addressing Performance Requirements F1P4 will be required
F3D2	Roof coverings	Noted	A roof must be covered with— (a) roof tiles complying with AS 2049, fixed in accordance with AS 2050; or (b) metal sheet roofing complying with AS 1562.1; or (c) plastic sheet roofing designed and installed in accordance with AS 1562.3; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5.
F3D3	Sarking	Noted	Sarking-type material used for weatherproofing of rood and walls must comply with AS 4200.1- 2017 and AS 4200.2-2017. Compliance with fire resisting construction and non-combustible construction of Part C must also be achieved as applicable

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F3D4	Glazed assemblies	Compliance Readily Achievable	Glazed assemblies in an external wall shall comply with AS 2047-2014. The following glazed assemblies need not comply revolving doors, fixed louvres, skylights / roof lights, sliding and swinging doors without a frame, heritage windows or second hand windows, windows constructed onsite which are not design tested. Details demonstrating compliance shall be provided
F3D5	Wall cladding	Compliance Readily Achievable	(1) External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700. (b) Autoclaved aerated concrete: AS 5146.3. (c) Metal wall cladding: AS 1562.1. (2) The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (b) 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 contributed to the weatherproofing of another part of the building that is required to be weatherproofed. (c) An open spectator stand or open deck carpark. If a junction involves 1 DtS and 1 Non-DtS material is to be used it will require a performance solution, please ensure all manufacturers/suppliers are able to submit detail confirming DtS compliance
Part F4 - Sanitary and Other Facilities			

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D1	Deemed-to-Satisfy Provisions	Noted	Noted
F4D2	Facilities in residential buildings	Not Applicable	Facilities for cooking, washing, cleaning and laundering shall be provided as required for the classification concerned by Clause F4D2 of the BCA. Details demonstrating compliance shall be provided
F4D3	Calculation of number of occupants and facilities	Compliance Readily Achievable	Where it cannot be more accurately determined, the number of occupants shall be determined by the application of Clause D2D18 of the BCA. **The number of occupants calculated under Clause D2D18 is 340.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D4	Facilities in Class 3 to 9 buildings	Compliance Readily Achievable	Refer to clause for sanitary facility numbers, sanitary numbers table is inserted at the bottom of the report in appendix a If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. 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. 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. Separate sanitary facilities for males and females need not be provided for patients in a ward area of a Class 9a building. Class 9b theatres and sporting venues must be provided with one shower for each 10 participants or part thereof. Not less than one washbasin must be provided where closet pans or urinals are provided. **Based on the population calculated under Table D2D18 (340 occupants) and the Project Architect has confirmed that the student population numbers are approximately 138 students in total (23 students per GLS).**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			The provided sanitary facilities indicated on the plans are capable of accommodating for the population (138).
F4D5	Accessible sanitary facilities	Noted	Accessible sanitary facilities compliant with AS 1428.1-2009 shall be provided in accordance with Clause F4D5, F4D6, F4D7 for the classification and use concerned. Details demonstrating compliance shall be provided
	Refer to Appendix A for sanitary facility tables		

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D6	Accessible unisex sanitary compartments	Not Applicable	(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: (a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided. (b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1. (c) For Class 3 and Class 9c buildings— (i)in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole- (i)occupancy (ii)unit, not less than 1; and at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1. (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— (i)1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. (e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1. (2) The requirements of (1)(d) do not apply within a ward

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			area of a Class 9a health-care building. (3) The requirements of (1)(e) do not apply to— (a) a Class 10a appurtenant to another class of building; or (b) a sanitary compartment dedicated to a single caravan/camping site.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D7	Accessible unisex showers	Not Applicable	(1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: (a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible unisex showers need not be provided. (b) For a Class 2 building, where showers are provided in common areas, not less than 1. (c) For Class 3 and 9c buildings— (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and (ii) 1 for every 10 showers or part thereof provided in common areas. (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. (e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof. (2) The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building. (3) The requirements of (1)(e) do not apply to— (a) a Class 10a appurtenant to another class of building; and (b) a sanitary compartment dedicated to a single caravan/camping site.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D8	Construction of sanitary compartments	Compliance Readily Achievable	(1) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend— (a) from floor level to the ceiling in the case of a unisex facility; or (b) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or (c) 1.8 m above the floor in all other cases. (2) The door to a fully enclosed sanitary compartment must— (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway. (3) In an early childhood centre, facilities for use by children must have each sanitary compartment screened by a partition which, except for the doorway, is opaque for a height of at least 900 mm but not more than 1200 mm above the floor level.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D9	Interpretation: Urinals and washbasins	Noted	(1) A urinal may be— (a) an individual stall or wall-hung urinal; or (b) each 600 mm length of a continuous urinal trough; or (c) a closet pan used in place of a urinal. (2) A washbasin may be— (a) an individual basin; or (b) a part of a hand washing trough served by a single water tap.
F4D10	Microbial (legionella) control	Not Applicable	F4D10 does not apply in NSW as the installation of hot water, warm water and cooling water systems (and their operation and maintenance) is regulated in the Public Health Regulation 2012, under the Public Health Act 2010
F4D11	Waste management	Not Applicable	In the ward areas of Class 9a health care buildings and the resident use areas of Class 9c buildings slop hoppers and washing / disinfecting appliances are required for the disposal of waste from containers such as bedpans

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D12	Accessible adult change facilities	Not Applicable	(1) One unisex accessible adult change facility must be provided in an accessible part of a— (a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and (b) Class 9b sports venue or the like that— (i) has a design occupancy of not less than 35,000 spectators; or (ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and (c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and (d) theatre or the like having a design occupancy of not less than 1,500 patrons; and (e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002. (2) Accessible adult change facilities required by (1)— (a) must be constructed in accordance with Specification 27; and (b) cannot be combined with another sanitary compartment. (3) For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			area that— (a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or (b) is subject to an exemption under D4D5.
Part F5 Room Heights			
F5D1	Deemed-to-Satisfy Provisions	Noted	Noted
F5D2	Height of rooms and other spaces	Further Details Required	(3) The height of rooms and other spaces in a Class 5, 6, 7 or 8 building must be not less than— (a) except as allowed in (b) and (8) — 2.4 m; and (b) a corridor, passageway, or the like — 2.1 m. (8) The height of rooms and other spaces in any building must be not less than— (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (b) for a commercial kitchen — 2.4 m; and (c) 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; and (d) for a required accessible adult change facility — 2.4 m. **Further details (Sections/Elevations) to be provided to ensure compliance with the provisions of this Clause.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Part F6 - Light and Ventilation			
F6D1	Deemed-to-Satisfy Provisions	Noted	Noted
F6D2	Provision of natural light	Compliance Readily Achievable	Natural light must be provided in: (a) A Class 2 building and a Class 4 parts of a building — to all habitable rooms. (b) A Class 3 building — to all bedrooms and dormitories. (c) Class 9a and 9c buildings — to all rooms used for sleeping purposes. (d) A Class 9b building — 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.
F6D3	Methods and extent of natural lighting	Noted	Required natural light must be provided by— (a) windows, excluding roof lights, that— (i) 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 (ii) 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 (b) roof lights, that— (i) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and (ii) are open to the sky; or (c) a proportional combination of windows and roof lights required by (a) and (b).

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F6D4	Natural light borrowed from adjoining room	Noted	Borrowed light from an adjoining room is permitted in Class 2, 3 and 4 buildings subject to the window or roof light being sufficient in size to accommodate the floor area of both rooms. If proposed to borrow light form adjoining rooms, please provide details demonstrating compliance shall be provided
F6D5	Artificial lighting	Compliance Appears Achieved	Artificial lighting shall be provided to required stairways, passageways and ramps. Artificial lighting shall comply
F6D6	Ventilation of rooms	Compliance Readily Achievable	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 F6D7; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1. **The GLS areas will be provided with a combination of both natural and mechanical ventilation.** **The sanitary compartments and BCR room will be provided with mechanical ventilation.** **The above is indicated on the Mechanical Concept Drawings prepared by NDY.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F6D7	Natural ventilation	Compliance Readily Achievable	(1) Natural ventilation provided in accordance with F6D6(a) must consist of openings, windows, doors or other devices which can be opened— (a) with a ventilating area not less than 5% of the floor area of the room required to be ventilated; and (b) open to— (i) a suitably sized court, or space open to the sky; or (ii) an open verandah, carport, or the like; or (iii) an adjoining room in accordance with F6D8. (2) The requirements of (1)(a) do not apply to a Class 8 electricity network substation.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F6D8	Ventilation borrowed from adjoining room	Noted	Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room (including an enclosed verandah) if both rooms are within the same sole-occupancy unit or the enclosed verandah is common property, and— (a) in a Class 2 building, a sole-occupancy unit of a Class 3 building or Class 4 part of a building— (i) the room to be ventilated is not a sanitary compartment; and (ii) the window, opening, door or other device has a ventilating area of not less than 5% of the floor area of the room to be ventilated; and (iii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 5% of the combined floor areas of both rooms; and (b) in a Class 5, 6, 7, 8 (except a Class 8 electricity network substation) or 9 building— (i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of the room to be ventilated, measured not more than 3.6 m above the floor; and (ii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10% of the combined floor areas of both rooms; and (c) the ventilating areas specified in (a) and (b) may be reduced as appropriate if direct natural ventilation is provided from another source.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F6D9	Restriction on location of sanitary compartments	Compliance Readily Achievable	Sanitary compartments must not open directly into— (a) a kitchen or pantry; or (b) a public dining room or restaurant; or (c) a dormitory in a Class 3 building; or (d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or (e) a workplace normally occupied by more than one person.
F6D10	Airlocks	Compliance Readily Achievable	If a sanitary compartment is prohibited under F6D9 from opening directly to another room— (a) in a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building— (i) access must be by an airlock, hallway or other room; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation; and (b) in a Class 5, 6, 7, 8 or 9 building (which is not an early childhood centre, primary school or open spectator stand)— (i) access must be by an airlock, hallway or other room with a floor area of not less than 1.1 m2 and fitted with self-closing doors at all access doorways; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F6D11	Carparks	Not Applicable	Every storey of a carpark, except an open-deck carpark, must have— (a) a system of mechanical ventilation complying with AS 1668.2; or (b) a system of natural ventilation complying with Section 4 of AS 1668.4.
F6D12	Kitchen local exhaust ventilation	Not Applicable	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where— (a) any cooking apparatus has— (i) a total maximum electrical power input 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/hour gas, per m2 of floor area of the room or enclosure.
Specifications			
Specification 26	Waterproofing and water-resistance requirements for building elements in wet areas	Further Details Required	Refer to specification for details

6 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by Fulton Trotter Architects was used in the assessment and preparation of this report: -

Drawing No.	Title	Date	Drawn By	Revision
DUPS-FTA-00-00-DR-A-1001	EXISTING SITE PLAN	09/12/2024	JW	03
DUPS-FTA-00-00-DR-A-1002	DEMOLITION SITE PLAN	09/12/2024	JW	02
DUPS-FTA-00-00-DR-A-1003	SITE ANALYSIS PLAN	09/12/2024	JW	02
DUPS-FTA-00-00-DR-A-1101	PROPOSED SITE PLAN	09/12/2024	JW	03
DUPS-FTA-00-00-DR-A-1201	SITE SECTIONS	09/12/2024	JW	02
DUPS-FTA-00-00-DR-A-1401	EXTERNAL WORKS PLAN	09/12/2024	JW	03
DUPS-FTA-00-00-DR-A-1501	STAGING PLAN	09/12/2024	JW	03
DUPS-FTA-00-00-DR-A-1601	PLAYSCAPE CALCULATION	09/12/2024	JW	01
DUPS-FTA-00-00-DR-A-1602	AMENITIES STRATEGY	09/12/2024	JW	01
DUPS-FTA-00-00-DR-A-1604	TREE REMOVAL PLAN	09/12/2024	JW	01
DUPS-FTA-B00L-GF-DR-A-2101	GROUND FLOOR PLAN	09/12/2024	JW	03
DUPS-FTA-B00L-GF-DR-A-2201	REFLECTED CEILING GROUND FLOOR PLAN	09/12/2024	JW	03
DUPS-FTA-B00L-LR-DR-A-2102	ROOF PLAN	09/12/2024	JW	03
DUPS-FTA-B00L-ZZ-DR-A-3001	ELEVATIONS 01	09/12/2024	JW	03
DUPS-FTA-B00L-ZZ-DR-A-3002	ELEVATIONS 02	09/12/2024	JW	03
DUPS-FTA-B00L-ZZ-DR-A-3101	SECTIONS 01	09/12/2024	JW	03
DUPS-FTA-B00L-ZZ-DR-A-4001	WALL TYPE DETAILS/PARTITION DETAIL	09/12/2024	JW	03
DUPS-FTA-B00L-ZZ-DR-A-4201	WALL SECTIONS 01	09/12/2024	JW	03
DUPS-FTA-B00L-ZZ-DR-A-4202	WALL SECTIONS 02	09/12/2024	JW	03

DUPS-FTA-B00L-ZZ-DR-A-4401	STAIR AND RAMP DETAILS	09/12/2024	JW	01
DUPS-FTA-B00L-ZZ-DR-A-4501	BALUSTRADE AND HANDRAIL DETAILS	09/12/2024	JW	02
DUPS-FTA-B00L-ZZ-DR-A-4801	TYPICAL COVERED WALKWAY DETAILS	09/12/2024	JW	02
DUPS-FTA-B00L-ZZ-DR-A-4901	TYPICAL FASCIA DETAILS	09/12/2024	JW	02
DUPS-FTA-B00L-ZZ-DR-A-6001	EXTERNAL DOOR & WINDOW SCHEDULE	09/12/2024	JW	02
DUPS-FTA-B00L-ZZ-DR-A-6002	INTERNAL DOOR & WINDOW SCHEDULE	09/12/2024	JW	02
DUPS-FTA-B00L-ZZ-DR-A-9001	PERSPECTIVES 1	09/12/2024	JW	02
DUPS-FTA-B00L-ZZ-DR-A-9002	PERSPECTIVES 2	09/12/2024	JW	02
DUPS-FTA-XX-XX-DR-A-0001	SPECIFICATION SCHEDULE & MATERIAL SCHEDULE	09/12/2024	JW	02

7 Appendix B - Specification 5 Fire-Resisting Construction

7.1 Type C Fire-Resisting Construction

Table S5C24a: Type C construction: FRL of parts of external walls

Distance from a *fire-source feature*	**FRL (in minutes): *Structural adequacy/ Integrity / Insulation***			
	Class 2, 3 or 4 part	**Class 5, 7a or 9**	**Class 6**	**Class 7b or 8**
Less than 1.5m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3 m	–/–/–	60/60/60	60/60/60	60/60/60
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C24b: Type C construction: FRL of external columns not incorporated into an external wall

Distance from a *fire-source feature*	**FRL (in minutes): *Structural adequacy/ Integrity / Insulation***			
	Class 2, 3 or 4 part	**Class 5, 7a or 9**	**Class 6**	**Class 7b or 8**
Less than 1.5m	90/–/–	90/–/–	90/–/–	90/–/–
1.5 to less than 3 m	–/–/–	60/–/–	60/–/–	60/–/–
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C24c: Type C construction: FRL of common walls and fire walls

Wall type	**FRL (in minutes): *Structural adequacy/ Integrity / Insulation***			
	Class 2, 3 or 4 part	**Class 5, 7a or 9**	**Class 6**	**Class 7b or 8**
Loadbearing or non-*loadbearing*	90/90/90	90/90/90	90/90/90	90/90/90

Table S5C24d: Type C construction: FRL of internal walls

Location	**FRL (in minutes): *Structural adequacy/ Integrity / Insulation***			
	Class 2, 3 or 4 part	**Class 5, 7a or 9**	**Class 6**	**Class 7b or 8**
Bounding *public corridors*, public lobbies and the like	60/60/60	–/–/–	–/–/–	–/–/–

Between or bounding *sole-occupancy units*	60/60/60	–/–/–	–/–/–	–/–/–
Bounding a stair if *required* to be rated	60/60/60	60/60/60	60/60/60	60/60/60

Table S5C24e: Type C construction: FRL of roof

Location	**FRL (in minutes): *Structural adequacy/ Integrity / Insulation***			
	Class 2, 3 or 4 part	**Class 5, 7a or 9**	**Class 6**	**Class 7b or 8**
Roofs	–/–/–	–/–/–	–/–/–	–/–/–

8 Appendix C – Aggregate Egress Width Calculations

The following has been determined from the submitted details from Fulton Trotter Architects.

Aggregate Egress Widths					
Part of Development	Population	Egress Width Required	Means of Egress	Egress Width Provided	Status
Ground Floor	340	3.5m	2 x double swing doors 5 x single swinging doors	7.7m	**Compliant**

9 Appendix D – Sanitary Facilities Calculations

9.1 Building Occupancy Count

Description of building or part	Occupant Number	Population No.		Required			Provided			Difference		
				WC	U	B	WC	U	B	WC	U	B
Ground Floor	138 (as confirmed by Architect)	Male	69	2	-	3	4*	-	4	+2	-	+1
		Female	69	4		3	4*		4	-		-

Note: Sanitary facilities provided as part of a holistic building assessment would need to ensure access to all sanitary facilities is provided to all staff at all times.

Key:
*signifies a unisex accessible sanitary facility was added to this facility
` signifies a pan was counted as a urinal or vice versa
Red numbers signify a deficiency in facilities

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