AIS Certifiers

Building Code of Australia

Volume One

BCA Report

Sanctuary Point Library

ADDRESS

192-198 Kerry Street, Sanctuary Point

CLIENT

Brewster Hjorth Architects

REF: **674.20**

DATE: **09/09/2021**

CONTENTS

EXECUTIVE SUMMARY

The owner of the subject premises requires a Building Code Compliance Report identifying any non-compliances with the proposed library building at 192-198 Kerry Street Sanctuary Point.

This report highlights any compliance issues and identifies where further information or certification is required.

It should be noted the assessment for this report was based on the plans provided and more details plans will be required to be provided that will address the non-compliant issues identified.

Ron Moore
MAS (Fire Safety Design)
BAS - Building
Registered Certifier BDC0274 - Unrestricted

General

For the purposes of the assessment, the existing building has been considered under the following headings:

Building Code of Australia 2019 Volume 1.

INTRODUCTION

General

AIS Certifiers has been engaged to conduct a BCA assessment of the plans listed below, the assessment is to outline items of compliance and noncompliance with the acceptable solution of the NCC V1.

Report Purpose and Extent

The report will address the provisions of the BCA in relation to Volume 1 of The Building Code of Australia 2019 in relation to the proposal

Basis of Assessment

The assessment is based on:

1. BCA-V1-19

2. Architectural Plans supplied by brewsterhjorth – DA00-DA12

Exclusions

This report does not include nor imply any detail or assessment of the following:

1. Permissibility of proposal under SLEP2014.
2. Energy efficiency of the building
3. Any other works within the proposed building not covered under this report.
4. Structural Adequacy
5. Compliance with the Premises Standard/AS1428

abbreviations

Where FDR Shown means further detail required to confirm compliance

BUILDING CODE OF AUSTRALIA PARAMETERS

Building Code of Australia Description

Number of storeys – 2

Floor Area-

Upstairs internal- 562m2

Upstairs Terrace- 424m2

Downstairs Internal- 1284m2

Downstairs External- 176m2

Volume-

≤ 33,000m³ for Type B construction

Type of Construction- Type B construction

Classification – 9b Public Assembly building, (Public Library)

BUILDING DESCRIPTION

The building is of 2 storeys used primarily as a library.

The building is to be constructed of precast concrete wall with glazing and decorative louvres.

Building Code of Australia Assessment

Part B- Structural Provisions

B1.2 & B1.3 Structural issue

Comment: The proposal is to be designed and certified by a practicing structural engineer. Documents are to be supplied to the Certifying Authority prior to the issue of a construction certificate.

Part C- Fire Resistance

Part C1- Fire Resistance and Stability

C1.1 Type of construction required

Comment: The proposal has a rise in storey of 2 and is class 9b building, the type of construction required will be type B construction. Assessment against Specification C1.1.

C1.2 Calculation of rise in storeys Noted

Comment: The building consists of a rise of two storeys.

C1.3 Buildings of multiple classification Noted

Comment: The proposed building is a class 9b building, the proposal does not consist of multiple classifications.

C1.4 Mixed types of construction N/A

Comment: The building is not of mixed type of construction.

C1.5 Two storey Class 2, 3 or 9c buildings N/A

Comment: Not applicable, the proposal is not a class listed.

C1.6 Class 4 parts of buildings N/A

Comment: The building is a class 9b building

C1.7 Open spectator stands and indoor sports stadiums N/A

Comment: Not applicable to the proposal.

C1.8 Lightweight construction N/A

Comment: The proposal does not require the use of lightweight construction methods.

C1.9 Non-combustible building elements COC

Comment: The proposal is required to have the following building elements as non combustible materials:

- External walls and common walls, including all components incorporated in them including the façade covering, framing and insulation.
- The flooring and floor framing or lift pits
- Non load bearing internal walls where they are required to be fire resisting.
- A shaft, being a lift
- A load bearing internal wall and a load bearing fire wall.

C1.10 Fire hazard properties COC

Comment: A detailed list of materials is to be provided for assessment against the fire hazard properties, also confirmation on the installation of a sprinkler system is required in order to provided critical radiant flux levels to materials.

(a) The *fire hazard properties* of the following linings, materials and assemblies in a Class 2 to 9 building must comply with **Specification C1.10**:
(i) Floor linings and floor coverings.
(ii) Wall linings and ceiling linings.
(iii) Air-handling ductwork.
(iv) Lift cars.
NSW C1.10(a)(v)
(v) In Class 9b buildings used as a theatre, public hall or the like—
(A) fixed seating in the audience area or auditorium; and
(B) a proscenium curtain *required* by **Specification H1.3**.
(vi) Escalators, moving walkways and non-*required* non *fire-isolated stairways* or pedestrian ramps subject to **Specification D1.12**.
(vii) *Sarking-type materials*.
(viii) Attachments to floors, ceilings, internal walls and the internal linings of external walls.
(ix) Other materials including insulation materials other than *sarking-type materials*. *NSW C1.10(b)*
(b) Paint or fire-retardant coatings must not be used to achieve compliance with the *required fire hazard properties*.
(c) The requirements of **(a)** do not apply to a material or assembly if it is—

(i) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or
(ii) a *fire-protective covering*; or
(iii) a timber-framed *window*; or
(iv) a solid timber handrail or skirting; or
(v) a timber-faced solid-core door or timber-faced fire door; or
(vi) an electrical switch, socket-outlet, cover plate or the like; or
(vii) a material used for—
(A) a roof insulating material applied in continuous contact with a substrate; or
(B) an adhesive; or
(C) a damp-proof course, flashing, caulking, sealing, ground moisture barrier, or the like; or
(viii) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or
(ix) a clear or translucent roof light of glass fibre-reinforced polyester if—
(A) the roof in which it is installed forms part of a single *storey* building *required* to be Type C construction; and
(B) the material is used as part of the roof covering; and
(C) it is not closer than 1.5 m from another roof light of the same type; and
(D) each roof light is not more than 14 m^2 in area; and
(E) the area of the roof lights per 70 m^2 of roof surface is not more than 14 m^2; or
(x) a face plate or neck adaptor of supply and return air outlets of an air handling system; or
(xi) a face plate or diffuser plate of light fitting and emergency *exit* signs and associated electrical wiring and electrical components; or
(xii) a joinery unit, cupboard, shelving, or the like; or
NSW C1.10(c)(xiii)
(xiii) an attached non-building fixture and fitting such as—
(A) a curtain, blind, or similar decor, other than a proscenium curtain *required* by **Specification H1.3**; and
(B) a whiteboard, *window* treatment or the like; or
(xiv) timber treads, risers, landings and associated supporting framework installed in accordance with **D2.25** where the *Spread-of-Flame Index* and the *Smoke-Developed Index* of the timber does not exceed 9 and 8 respectively; or
Vic C1.10(c)(xv)
(xv) any other material that does not significantly increase the hazards of fire.

C1.11 Performance of external walls in fire Compliance achievable
Comment: The proposal has a rise in storeys of 2 and therefore compliance with Specification C1.11 is to be met. Engineering certification and design is required to be provided for the assessment of the proposal at the time of the construction certificate.

C1.12 ***

C1.13 Fire-protected timber: Concession N/A

C.14 Ancillary elements Compliance achievable

Comment: The building is not to have any ancillary elements attached to the external wall of the building that is required to have a non combustible external wall.

Part C2- Compartmentation and Separation

C2.2 General Floor area and volume Limitations Complies

The proposal does not exceed the allowable size as outlined within table C2.2

Table C2.2 MAXIMUM SIZE OF FIRE COMPARTMENTS OR ATRIA

Classification		Type of construction of building		
		Type A	Type B	Type C
5, 9b or 9c *aged care building*	max *floor area*—	8 000 m^2	5 500 m^2	3 000 m^2
	max volume—	48 000 m^3	33 000 m^3	18 000 m^3
6, 7, 8 or 9a (except for *patient care areas*)	max *floor area*—	5 000 m^2	3 500 m^2	2 000 m^2
	max volume—	30 000 m^3	21 000 m^3	12 000 m^3
Note: See C2.5 for maximum size of compartments in *patient care areas* in Class 9a *health care buildings*.				

C2.3 Large isolated buildings N/A

Comment: The building does not exceed the maximum allowable size of fire compartments.

C2.4 Requirements for open spaces and vehicular access N/A

Comment: Not applicable due to not being a large isolated building.

C2.5 Class 9a and 9c buildings N/A

Comment: The building is a class 9b building

C2.6 Vertical separation of openings in external walls N/A

Comment: The building is not a type A construction. Therefore not applicable.

C2.7 Separation by fire walls N/A

Comment: The building does not require the construction of fire walls.

C2.8 Separation of classifications in the same storey N/A

Comment: The building will be constructed to the higher FRL.

C2.9 Separation of classifications in different storeys N/A

Comment: The building does not consist of multiple classifications.

C2.10 Separation of lift shafts N/A

Comment: The building does not consist of more than 2 story, Therefore the requirements for the shaft to be separated is not required. The construction materials of the lift shaft are to be in accordance with C1.10

C2.11 Stairways and lifts in one shaft N/A

Comment: The building design does not propose the use of the same shaft for the purpose of stairs and lift.

C2.12 Separation of equipment COC

Comment: The lift motors and lift control panels are to be separated from the remainder of the building by construction with a FRL of 120/-/-

C2.13 Electricity supply system COC

Comment: 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.

C2.14 Public corridors in Class 2 and 3 buildings N/A

Comment: The building is a class 9b building.

Part C3- Protection of Openings

C3.2 Protection of openings in external walls — Complies

C3.3 Separation of external walls — N/A

Comment: The building is not required to have separation of external walls.

C3.4 Acceptable methods of protection — N/A

Comment: The proposal does not require any fire protection from adjoining fire source features.

C3.5 Doorways in fire walls — N/A

Comment: There is no fire walls associated with the proposal.

C3.6 Sliding fire doors — N/A

Comment: The proposal does not include any door ways within a fire wall.

C3.7 Protection of doorways in horizontal exits — N/A

Comment: Not applicable to the proposal.

C3.8 Openings in fire-isolated exits — N/A

Comment: Not applicable to the proposal.

C3.9 Service penetrations in fire-isolated exits — N/A

Comment: Not applicable to the proposal.

C3.10 Openings in fire-isolated lift shafts — N/A

Comment: The proposal does not require the shaft to be fire isolated.

C3.11 Bounding construction: Class 2 and 3 buildings and Class 4 parts — N/A

Comment: Not applicable to the proposal.

C3.12 Openings in floors and ceilings for services — COC

Comment: Any penetration to the ceiling to the floor above, shall be suitably protected and not reduce the fire performance of the covering.

C3.13 Openings in shafts N/A

Comment: Not applicable to the proposal, Type B construction

C3.15 Openings for service installations N/A

Comment: Not applicable to the proposal.

C3.16 Construction joints N/A

Comment: Not applicable to the proposal.

C3.17 Columns protected with lightweight construction to N/A

achieve an FRL

Comment: Not applicable to the proposal.

Type B Fire-Resisting Construction

4.1 Fire-resistance of building elements In a building required to be of Type B construction—

(a) each building element listed in Table 4, and any beam or column incorporated in it, must have an FRL not less than that listed in the Table for the particular Class of building concerned; and

(b) * * * * *

(c) if a stair shaft supports any floor or a structural part of it—

(i) the floor or part must have an FRL of 60/–/– or more; or

(ii) the junction of the stair shaft must be constructed so that the floor or part will be free to sag or fall in a fire without causing structural damage to the shaft; and

(d) any internal wall which is required to have an FRL with respect to integrity and insulation, except a wall that bounds a sole-occupancy unit in the topmost (or only) storey and there is only one unit in that storey,

must extend to—

(i) the underside of the floor next above if that floor has an FRL of at least 30/30/30; or

(ii) the underside of a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or

(iii) the underside of the roof covering if it is non-combustible and, except for roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not be crossed by timber or other combustible building elements; or

(iv) 450 mm above the roof covering if it is combustible; and

(e) a loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from—

(i) concrete; or

(ii) masonry; or

(iii) fire-protected timber, provided that—

(A) the building is—

(aa) a separate building; or

(bb) a part of a building—

(AA) which only occupies part of a storey, and is separated from the remaining part by a fire wall; or

(BB) which is located above or below a part not containing fire-protected timber and the floor between the adjoining parts is provided with an FRL not less than that prescribed for a fire wall for the lower storey; and

(B) the building has an effective height of not more than 25 m; and

(C) the building has a sprinkler system (other than a FPAA101D or FPAA101H system) throughout complying with Specification E1.5; and

(D) any insulation installed in the cavity of the timber building element required to have an FRL is non-combustible; and

(E) cavity barriers are provided in accordance with Specification C1.13; or

(iv) any combination of (i) to (iii); and

(f) * * * * *

(g) in a Class 5, 6, 7, 8 or 9 building, in the storey immediately below the roof, internal columns and internal walls other than fire walls and shaft walls, need not comply with Table 4; and

(h) * * * * *

(i) in a Class 2 or 3 building, except where within the one sole-occupancy units, or a Class 9a health-care building or a Class 9b building, a floor separating storeys or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, must—

(i) be constructed so that it is at least of the standard achieved by 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; and

(j) in a Class 9c building a floor above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, and any column supporting the floor must—

(i) be constructed so that it is at least of the standard achieved by 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.

Table 4 Type B construction: FRL of building elements

Building element	Class of building—FRL: (in minutes)			
	Structural adequacy/Integrity/Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any *fire-source feature* to which it is exposed is—				
For *loadbearing* parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 30	120/ 90/ 60	180/120/ 90	240/180/120
3 to less than 9 m	90/ 30/ 30	120/ 30/ 30	180/ 90/ 60	240/ 90/ 60
9 to less than 18 m	90/ 30/–	120/ 30/–	180/ 60/–	240/ 60/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–
For non-*loadbearing* parts—				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 30	–/ 90/ 60	–/120/ 90	–/180/120
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an *external wall*, where the distance from any *fire-source feature* to which it is exposed is—				
For *loadbearing* columns—				
less than 18 m	90/–/–	120/–/–	180/–/–	240/–/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–
For non-*loadbearing* columns—				
For non-*loadbearing* columns—	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90 / 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair *shafts*—				
Loadbearing	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Fire-resisting stair *shafts*—				
Non-*loadbearing*	–/ 90/ 90	–/120/120	–/120/120	–/120/120
Bounding *public corridors*, public lobbies and the like—				
Loadbearing	60/ 60/ 60	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding *sole-occupancy units*—				
Loadbearing	60/ 60/ 60	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/ 60/ 60	–/–/–	–/–/–	–/–/–
OTHER LOADBEARING INTERNAL WALLS and COLUMNS—	60/–/–	120/–/–	180/–/–	240/–/–
ROOFS	–/–/–	–/–/–	–/–/–	–/–/–

Part D- Access and Egress

Part D1- Provision for Escape

D1.2 Number of exits required COC

Comment: The building is required to have a minimum of 2 exits from each storey as the storeys are capable of accommodating more than 50 persons.

D1.3 When fire-isolated stairways and ramps are required N/A

Comment: The proposal does not require the need for fire isolated stairs or ramps as the stairs do not connect more than 2 storeys

D1.4 Exit travel distances COC

Comment: Travel distances are to be shown on the CC drawings for the certifier to assess.

D1.6 Dimensions of exits and paths of travel to exits NON COMP

Comment: The aggregate unobstructed width upstairs, expect for doorways, must be not less than- 2m plus 500mm for every 60 persons in excess of 200. Therefore, as the building has had the number of occupants calculated in accordance with D1.13 to be 645 persons an aggregate unobstructed width is 6.75m

D1.7 Travel via fire-isolated exits N/A

Comment: The proposal does not consist of fire isolated exits.

D1.8 External stairways or ramps in lieu of fire-isolated exits COC

Comment: The specifications are to detail the material used for the external stair in order to achieve compliance as a non-combustible material.

D1.9 Travel by non-fire-isolated stairways or ramps Complies

Comment: The proposal consists of a ramp serving as a required exit and is a continuous means of travel to an open space.

D1.10 Discharge from exits Complies

Comment: The exits lead to open space, the plans are to show the method of protecting the opening of the exit as to not be blocked.

D1.11 Horizontal exits N/A

Comment: Not applicable to the proposal.

D1.12 Non-required stairways, ramps or escalators Complies

Comment: The proposal consists of ramps and stairs not connecting more than 2 storeys.

D1.13 Number of persons accommodated Noted

Comment: The proposal has been calculated to accommodate 645 persons in accordance with D1.13

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 metres per person listed in Table D1.13 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

Type of use	Area per person
Art gallery, exhibition area, museum	4 m^2
Bar—standing	0.5 m^2
Bar—other	1 m^2
Board room	2 m^2
Boarding house	15 m^2
Cafe, church, dining room	1 m^2
Carpark	30 m^2
Computer room	25 m^2
Court room—judicial area	10 m^2
Court room—public seating	1 m^2
Dance floor	0.5 m^2
Dormitory	5 m^2
Early childhood centre	4 m^2
Factory— (a) machine shop, fitting shop or like place for cutting, grading, finishing or fitting of metals or glass, except	5 m^2

Type of use	Area per person
in the fabrication of structural steelwork or manufacture of vehicles or bulky products	
Factory— (b) areas used for fabrication and processing other than those in (a)	50 m^2
Factory— (c) a space in which the layout and natural use of fixed plant or equipment determines the number of persons who will occupy the space during working hours	Area per person determined by the use of the plant or equipment
Gymnasium	3 m^2
Hostel, hotel, motel, guest house	15 m^2
Indoor sports stadium—arena	10 m^2
Kiosk	1 m^2
Kitchen, laboratory, laundry	10 m^2
Library—reading space	2 m^2
Library—storage space	30 m^2
Office, including one for typewriting or document copying	10 m^2
Patient care areas	10 m^2
Plant room—ventilation, electrical or other service units	30 m^2
Plant room—boilers or power plant	50 m^2
Reading room	2 m^2
Restaurant	1 m^2
School—general classroom	2 m^2
School—multi-purpose hall	1 m^2
School—staff room	10 m^2
School—trade and practical area—primary	4 m^2
School—trade and practical area—secondary	As for workshop
Shop—space for sale of goods— at a level entered direct from the open air or any lower level	3 m^2
Shop—space for sale of goods— all other levels	5 m^2
Showroom—display area, covered mall or arcade	5 m^2
Skating rink, based on rink area	1.5 m^2
Spectator stand, audience viewing area— standing viewing area	0.3 m^2
Spectator stand, audience viewing area— removable seating	1 m^2
Spectator stand, audience viewing area— fixed seating	Per number of seats
Spectator stand, audience viewing area— bench seating	450 mm/person
Storage space	30 m^2
Swimming pool, based on pool area	1.5 m^2
Switch room, transformer room	30 m^2
Telephone exchange—private	30 m^2
Theatre and public hall	1 m^2

D1.14 Measurement of distances Noted

D1.15 Method of measurement Noted

D1.16 Plant rooms, lift machine rooms and N/A

electricity network substations: Concession

Comment: Not applicable to the proposal

D1.17 Access to lift pits N/A

Comment: The proposal does not consist of any lift pits.

Part D2- Construction of Exits

D2.2 Fire-isolated stairways and ramps N/A

Comment: The proposal does not consist of fire isolated stairways or ramps.

D2.3 Non-fire-isolated stairways and ramps N/A

Comment: The proposal does not exceed a rise of 2 storeys.

D2.4 Separation of rising and descending stair flights N/A

Comment: The proposal does not consist of a fire isolated exit using stairs.

D2.5 Open access ramps and balconies N/A

Comment: Not Applicable to the proposal.

D2.6 Smoke lobbies N/A

Comment: The proposal does not consist of smoke lobbies.

D2.7 Installations in exits and paths of travel N/A

Comment: The proposal does not note any installations required within the path of travel.

D2.8 Enclosure of space under stairs and ramps COC

Comment: The proposal requires a fire rated enclosure beneath the stairs with a fire rated walls and doors.

D2.9 Width of required stairways and ramps Noted

Comment: Noted

D2.10 Pedestrian ramps

Comment: The proposed ramp is to be in accordance with the requirements of D3 and AS1428.1

D2.11 Fire-isolated passageways N/A

Comment: The proposal does not require the need for fire isolated passageways.

D2.12 Roof as open space N/A

Comment: Not applicable to the proposal.

D2.13 Goings and risers

Comment: To be assessed at time of Construction Certificate.

D2.14 Landings COC

Comment: To be assessed at time of Construction Certificate.

D2.15 Thresholds COC

Comment: The building is to be accessible and therefore the doorway leading into the building is to be fitted with a threshold ramp in accordance with AS1428.1

D2.16 Barriers to prevent falls COC

Comment: The proposal requires a 1m high balustrade to the upper floor balcony.

D2.17 Handrails COC

Comment: The handrails are to be installed for a continuous length on all stairs and ramps

D2.18 Fixed platforms, walkways, stairways and ladders N/A

Comment: Not required on the proposal.

D2.19 Doorways and doors N/A

Comment: Noted

D2.20 Swinging doors COC

Comment: The proposed exit doors are to swing in the direction of egress.

D2.21 Operation of latch COC

Comment: Doors being used as a Exit door are to be fitted with a panic bar operation.

D2.22 Re-entry from fire-isolated exits N/A

Comment: Not applicable to the proposal.

D2.23 Signs on doors COC

Comment: Specifications to be provided on building signage.

D2.24 Protection of openable windows N/A

Comment: Not applicable to the proposal.

D2.25 Timber stairways: Concession N/A

Comment: Not applicable to the proposal.

Part D3 Access for People with a Disability

D3.1 General Building access requirements COC

Comment: The building is to be accessible to all areas normally used by the occupants.

D3.2 Access to buildings COC

Comment: The building consists of a link pathway to the front of the main room which will allow for accessible entry, The building is to have a accessway from the main points of a pedestrian entry at the allotment boundary and from any accessible car parking space on the allotment.

D3.3 Parts of the building to be accessible Noted

Comment: The building is required to be accessible to areas not covered under exemption.

D3.4 Exemptions COC

Comment: No exemption has been proposed.

D3.5 Accessible Carparking COC

Comment: The proposal is to consist of car parking space complying with AS1428

D3.6 Signage COC

Comment: The building is required to be fitted with appropriate signage in accordance with AS1428.1

D3.7 Hearing Augmentation COC

Comment: The proposal is to be fitted with a hearing augmentation system. Details of the system are to be included in the building specifications.

D3.8 Tactile Indicators COC

Comment: Tactile indicators are to be installed in accordance with AS1428.4.1 plans are to outline the location of the indicators for assessment at construction certificate

D3.9 Wheelchair seating spaces in class 9b assembly buildings N/A

Comment: The proposal does not consist of fixed seating.

D3.10 Swimming Pools N/A

Comment: The proposal does not consist of a swimming pool.

D3.11 Ramps COC

Comment: Ramps are to be in accordance with the provisions of AS1428.

D3.12 Glazing on an accessway N/A

Comment: All glazing is to be appropriately labelled.

Part E- Fire Fighting Service and Equipment

E1.3 Fire Hydrants COC

Comment: A fire hydrant system is to be provided to the building.

E1.4 Fire Hose Reels COC

Comment: The building is to be provided with a fire hose reel to serve the whole building.

E1.5 Sprinklers COC

Comment: The building is proposed to have a sprinkler system installed; Hydraulic design of the system will be required to accompany the application for construction certificate. The system is to be in accordance with Specification E1.5 Fire sprinkler systems.

E1.6 Portable Fire Extinguishers COC

Comment: Installation of portable extinguishers to be provided.

E1.8 Fire Control Centres N/A

Comment: Not applicable to the development.

E1.9 Fire precautions during construction Noted

E1.10 Provision for special hazards N/A

Part E2 Smoke Hazard management

E2.2 General requirements COC

Comment: The proposal is to be in accordance with table E2.2b,

The building will be required to be fitted with-

(i) an automatic smoke exhaust system complying with Specification E2.2b; or

(ii) roof mounted automatic smoke-and-heat vents complying with Specification E2.2c, in a single storey building or the top storey of a multi storey building; or

(iii) if the floor area of the fire compartment is not more than 5000 m2 and the building has a rise in storeys of not more than 2—

(A) an automatic smoke detection and alarm system complying with Specification E2.2a; or

(B) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5. Specification E2.2a Smoke detection and alarm systems

Comment: The building is to contain a smoke detection system in accordance with the following:

The system is to be in accordance with AS1670 and activate a building occupant warning system in accordance with clause 7 of the specification E2.2a

The smoke detection system is to activate the smoke exhaust system. The system is to be in accordance with the requirements of Specification E2.2b

Part E4 Visibility in an emergency, exit signs and warning systems

E4.2 Emergency lighting requirements COC

Comment: The building is to be fitted with emergency lighting throughout.

E4.3 Measurement of distance

Comment: Noted

E4.4 Design and operation of emergency lighting

Comment: The proposal is to have an electrical plans supplied showing compliance with the requirements of AS2293.1 for the design of the emergency lighting requirements.

E4.5 Exit signs COC

Comment: Plans are to indicate the location of the proposed exit signs for assessment. The signs are to be situated so to be clearly visible to a person approaching an exit and must be installed on, above or adjacent to a door providing egress from a storey.

E4.6 Direction Signs

Comment: The proposal is to include the provision of direction signs throughout the building where the exit would not be deemed apparent, also within any eternal egress path to a road.

E4.7 Class 2 and 3 buildings and Class 4 parts: Exemptions

Comment: not applicable to proposal.

E4.8 Design and Operation of Exit signs

Comment: electrical plans are to be submitted to show compliance ith AS 2293.1 or Specification E4.8

E4.9 Emergency warning and intercom systems

Comment: A emergency warning and intercom system complying with AS1670.4 must be installed in the building as the floor area of the building exceeds 1000m2,

Part F Health and Amenity

F1.1 Stormwater drainage COC

Comment: The proposal is to include a hydraulic plan for submission to detail the stormwater design in accordance with councils requirements.

F1.2 * * * * *

F1.3 * * * * *

F1.4 External above ground membranes COC

Comment: External membranes to be installed in accordance with AS4654

F1.5 Roof coverings COC

Comment: New roof coverings to be installed in accordance with AS 1652.1

F1.6 Sarking COC

Comment: To be installed in accordance with AS4200.1 and AS4200.2

F1.7 Waterproofing of wet areas in buildings COC

Comment: To be inspected at mandatory inspection for compliance.

F1.8 * * * * *

F1.9 Damp-proofing COC

Comment: To be inspected at critical stage inspection. Engineer to annotate on plans

F1.10 Damp-proofing of floors on the ground COC

Comment: To be inspected at critical stage inspection. Engineer to annotate on plans

F1.11 Provision of floor wastes N/A

Comment: Not applicable to the proposal.

F1.12 Sub-floor ventilation N/A

Comment: Not applicable, Slab on ground

F1.13 Glazed assemblies COC

Comment: All glazing elements to be certified on installation and certificate of compliance required.

F2.1 Facilities in residential buildings N/A

Comment: Not applicable to classification of building.

F2.2 Calculation of number of occupants and facilities Noted

Comment: The building has had the number of occupants calculated at 590 persons

F2.3 Facilities in Class 3 to 9 buildings COC

Comment: The disabled facilities shall be counted as one facility for each sex in accordance with F2.2(c)

Males Facilities-

4 WC, 6 urinals and 4 washbasins

Female facilities-

7 WC, 4 Basins

F2.4 Accessible sanitary facilities COC

Comment: The current floor layout shall indicate ambulant facilities. The intended floor layout shows a unisex disabled bathroom, no assessment has been made against the drawing in relation to circulation spaces. Assessment by access consultant to be provided.

F2.5 Construction of sanitary compartments COC

Comment: The intended floor layout shows clear space between the WC and the door opening. The door is to be readily removable from the outside.

F2.6 Interpretation: Urinals and washbasins Noted

F2.7 Microbial (legionella) control N/A

F2.8 Waste management N/A

F2.9 Accessible Adult Change Facilities N/A

F3.1 Height of rooms and other spaces COC

Comment: The ceiling heights are capable of complying with the provisions of F3.1 being 2.7m the drawings will be required to annotate the height for the construction certificate.

F4.1 Provision of natural light	N/A
F4.2 Methods and extent of natural lighting	N/A
F4.3 Natural light borrowed from adjoining room	N/A
F4.4 Artificial lighting	COC

Comment: The building will be required to be fitted with artificial lighting and a lighting calculator will be required to be undertaken as part of the Section J report for the assessment of the Construction Certificate.

F4.5 Ventilation of rooms	COC
F4.6 Natural ventilation	N/A

Comment: The proposal is to be fitted with mechanical ventilation throughout the building in accordance with the requirements of AS 1668.2

F4.7 Ventilation borrowed from adjoining room	N/A
F4.8 Restriction on location of sanitary compartments	COC

Comment: The buildings layout does not provide the openings of the sanitary compartments to be open directly into an area listed within F4.8

F4.9 Airlocks	N/A

Comment: Access to the sanitary compartments is not into an area listed within F4.8

F4.10 * * * * *

F4.11 Carparks	N/A
F4.12 Kitchen local exhaust ventilation	COC

Comment: Details of kitchen exhaust required to be addressed by mechanical engineer.

F5.2 Determination of airborne sound insulation ratings	N/A
F5.3 Determination of impact sound insulation ratings	N/A
F5.4 Sound insulation rating of floors	N/A

F5.5 Sound insulation rating of walls	N/A
F5.6 Sound insulation rating of internal services	N/A
F5.7 Sound isolation of pumps	N/A
F6.2 Pliable building Membrane	N/A
F6.3 Flow rate and discharge of exhaust systems	COC

Comment: The unit for ventilation of the bathrooms will be required to have a minimum flow of 25L/s and discharge directly to outdoor air.

F6.4 Ventilation of roof spaces	N/A