



NATIONAL CONSTRUCTION CODE COMPLIANCE REPORT

463 Chapel Road, Bankstown NSW
2200.

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7 December 2020

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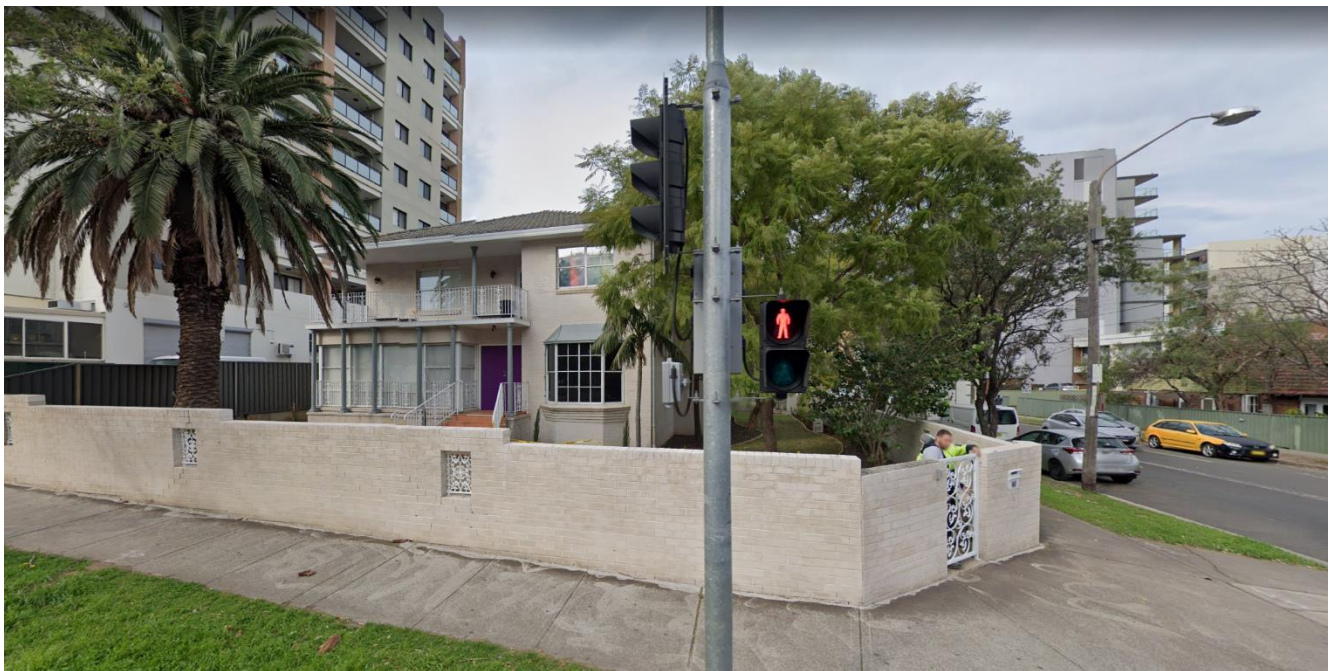
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1.0 INTRODUCTION

The following NCC report has been prepared at the request of Mr Mohammad Al-Bizry for Sunna Life Academy for the purpose of assessing the proposed minor fit out and change of use located at Lot: D, DP: 19584, No: 463 Chapel Road, Bankstown NSW 2200, Land Zoning is B4 Mixed Use, the proposed education academy is permissible use under the Bankstown LEP-2015.

The purpose of this report is to assess the change of use FROM a Woman's Refuge to an education and tutoring academy and to provide recommendations that would bring the current building into compliance with: -

- The prescriptive Deemed to Satisfy (DTS) Provisions of the National Construction Code of Australia (NCC) Volume One Edition 2019 parts C, D and E; and

The site itself contains a two-storey commercial building located on the corner of Chapel Road and French Avenue Bankstown.

The outcomes of this compliance assessment conclude that the proposed change of use from a women's refuge to an educational academy will be capable of achieving compliance subject to the implementation of the requirements detailed in this report, in accordance with the NCC-2019 and applicable codes and standards.

1.1 Basis of Report

The purpose of this report is to assess the existing commercial building for compliance with the applicable requirements of building regulations.

Where non-compliances have been identified in the assessment, suitable recommendations are provided to achieve compliance with the NCC and applicable legislation.

The current National Construction Code of Australia (NCC) will be used as a guide when assessing the building, however it must be noted that the main building was originally constructed under superseded building requirements and legislation. It is unreasonable and impractical to expect the existing building to fully comply with the current prescriptive requirements of the NCC.

This report is based on the following: -

1. The requirements of the National Construction Code of Australia 2019, including the NSW Variations (as a guide);

2. The Guide to the National Construction Code of Australia.
3. Inspection by ICERT CERTIFICATIONB on 03 December 2020.
4. The Architectural plans dated 28 September 2020, under lodged DA on 28/09/2020

1.2 Purpose of the Report

The purpose of this report is to assess the building in its current state for any non-compliances with the Deemed to Satisfy provisions of the BCA and for compliance with the applicable requirements of building regulations.

Where non-compliances have been identified in the assessment, suitable recommendations are provided to achieve compliance with the BCA and applicable legislation.

1.3 Limitations of the Report

This report does not assess the following:

- Compliance with structural provisions of the proposed building design.
- Reporting on hazardous materials, WHS matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Consideration of any fire services operations (including hydraulic, electrical, or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems, or security systems
- Heritage significance
- Compliance with Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010.
- Compliance with the conditions of the approved Development Consent;
- Compliance with the energy provisions of Section J and Basix.
- Compliance with Council DCP for adaptable housing and the provisions of AS4299-1995;
- Compliance with Bush Fire Risk and any associated requirements. Compliance with planning legislation and requirements.
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies

- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported; however invasive or intrusive inspections have not been carried out) □ Sections B, G, H of the BCA are not considered.
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out

NOTE: The inspection was a ‘visual’ inspection, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing, or moving objects including but not limited to, foliage, mouldings, roof insulation / insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

This report does not and cannot make comment upon: defects that may have been concealed, the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions, the presence or absence of timber pests, gas fittings, common property areas, environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work ; detection and identification of illegal plumbing work ; durability of exposed finishes ; neighbourhood problems ; document analysis ; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly, this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: such matters may upon request be covered under the terms of a special purpose property report.)

2.0 B C A ASSESSMENT

The following table below details the compliance assessment requirements in terms of each prescriptive provision of the Building Code of Australia 2019 also known as the National Construction Code (NCC).

For those instances of “Deemed to Satisfy (DTS) non-compliance”, a detailed analysis and commentary is provided. Where items are nominated as “Capable of Complying” it is considered that the existing plans can achieve compliance subject to further design development during the post-Construction Certificate phase of the development.

For the purpose of this report it is considered that the building and all classifications are all ancillary to each other thus requiring no form of fire separation between each classification.

Assessment data regarding the current Building Code of Australia 2019.

Building ID	RIS	Classification	Construction Type	Effective Height
R4 Mixed Use Zone Commercial	2	9b	B	<12m
Ground floor Class rooms & Toilet facilities	1	Class 9b	B	<12m
First floor Classrooms & Toilet facilities	2	Classrooms & Toilet facilities	B	<12m

3.0 BCA Assessment Summary

Item	Description	Status	Comments
SECTION C	Fire Resistance	Applies	
PART	Fire resistance and Stability		
C1 C1.1	Type of Construction	Type B	The building fabric complies with Type B construction requirements as identified in Spec C1.1, table 4
	Fire Source features		
	External Wall to North Boundary is 2.6m	<3.0m	Capable of Complying - Masonry double brick wall achieving 120/90/60 FRL, however window opening needs protection using crimsafe fire attenuation radiant heat protection screens over all the north side boundary Ground & First floor windows only
	External main building double brick wall to the East rear boundary fence is 16.5m	9m to <18m	Complies – Masonry wall achieving 120/30/- FRL Complies The windows do not occupy more than 1/3 of the area of the external wall of the storey in which it is located
	External masonry garage wall to East Boundary has no openings and is located 1.65m from the rear fence	<3.0m	Complies with the required FRL 120/90/60– as there are no window openings in that side of the garage
Spec C1.1	External main building setback to the West Chapel Road Boundary is 7.5m	3m to <9m	Complies – with the required FRL 120/30/30 Chapel Road Street Boundary The windows do not occupy more than 1/3 of the area of the external wall of the storey in which it is located
2			
3			
4			
5			
C1.2	External main building bay window setback to the South boundary French Avenue is 4.7m & the main dwelling double brick masonry wall is 6.7m	3m to <9m	Capable of Complying – the double brick Masonry wall achieves 120/30/30 FRL the windows do not occupy more than 1/3 of the area of the external wall of the storey in which it is located
	Fire Resisting Construction		

	General Requirements	Noted	Noted
	Type "A" Fire Resisting Construction	NA	NA
	Type "B" Fire Resisting Construction	Applicable	Noted
	Type "B" Fire Resisting Construction	Applies	Capable of Complying
	Rise in Storeys	2	
C1.3	Building of multiple classification	N/A	N/A
C1.5	Two storey Class 2,3 or 9c buildings	NA	NA
C1.6			
C1.7	Class 4 parts of buildings	NA	NA
	Open spectator stands and indoor sports stadiums	NA	NA
C1.8			
C1.10	Lightweight construction	NA	NA
C1.11	Fire hazard properties	Applies	Complies
C1.12	Performance of external wall in fire	NA	NA
Part C2			
	Non-combustible materials	Noted	Noted
	Compartmentation and separation		
C2.2	General floor area and volume limitations	Complies	Maximum floor area limitation generally complies with Type "B" construction for the existing design which is less than 2000sqm.
C2.3	Large, isolated buildings	NA	NA
C2.4	Requirements for open space and vehicular access	NA	NA
C2.5	Class 9a and 9c buildings	NA	NA
C2.6	Vertical separation of openings in external walls	NA	NA
C2.7	Separation by fire walls	NA	N/A.
C2.8			
C2.9	Separation of classifications in same storey	NA	NA
	Separation of classifications in different storeys	NA	NA
C2.10	Separation of lift shafts	NA	Does not connect more than 2 storeys, there are no lifts in the building

C2.11	Stairways and lifts in one shaft	NA	NA
C2.12	Separation of equipment	NA	NA
C2.13	Electricity supply system	NA	NA
C2.14	Public corridors in class 2 and 3 buildings	NA	NA
Part C3	Protection of openings		
C3.2	Protection of openings in external walls	Applies	Complies- The windows do not occupy more than 1/3 of the area of the external wall of the storey in which they are located. However, the north elevation side boundary windows need protection using fire attenuation radiant heat protection screens over all the Ground & First floor windows only
C3.3			
C3.4			
	Separation of external walls and associated openings in different fire compartments	NA	NA
	Acceptable methods of protection	NA	No openings less than 3m from fire source feature
C3.5	Doorways in fire walls	NA	NA
C3.6	Sliding doors	NA	NA
C3.7	Protection of doorways in	NA	NA
C3.8	horizontal exits		
C3.9	Openings in fire-isolated exits	NA	NA
C3.10	Service penetrations in fire-isolated	NA	NA
C3.11	exits		
C3.12	Openings in fire-isolated lift shafts	NA	NA
C3.13	Bounding construction: Class 2,3	NA	NA
C3.15	and 4 buildings		
C3.16	Openings in floor and ceilings for	NA	NA
C3.17	services		
	Openings in shafts	NA	NA
	Openings in service installations	NA	NA
Spec 1.1	Construction joints	NA	Complies (Existing construction)
Spec C1.8	Columns protected with lightweight	NA	NA
Spec C1.10	construction to achieve an FRL		
Spec C1.10a			
Spec C1.11			

Spec C2.5	Specifications		
	Fire resisting construction	Applies	Complies (Existing double brick masonry wall construction)
	Structural tests for lightweight construction	NA	NA
	Fire hazard properties-general	Applies	Complies
	Fire hazard properties-floors, walls, and ceilings	Applies	Complies
	Performance of external walls in fire	Applies	To be verified by a structural Engineer
	Smoke-proof walls in healthcare and aged care buildings	NA	NA
Spec C3.4	Fire doors, smoke doors, fire windows and shutters	NA	NA
Spec C3.15	Penetration of walls, floors, and ceilings by services	NA	NA

Item	Description	Status	Comments
Section D	Access and Egress		
D1.0	Deemed-to-satisfy provisions	Noted	
D1.1	Application of Part	Applies	
D1.2	Number of exits required	Applies	The two exits Comply
D1.3	When fire-isolated exits are required	NA	NA
D1.4			
D1.5	Exit travel distances	Applies	Complies
	Distance between alternative exits	Applies	Complies
D1.6	Dimensions of exits and paths of travel to exits	Applies	Complies
D1.7	Travel via fire-isolated exits	NA	NA
D1.8	External stairways and ramps in lieu of fire isolated exits	NA	NA
D1.9	Travel by non-fire-isolated exits	Applies	Complies
D1.10	Discharge from exits	Applies	Complies
	Horizontal exits	NA	NA

D1.11	Non-required stairways, ramps, or escalators	NA	NA
D1.12			
D1.13	Number of persons accommodated	Applies	Complies
D1.14	Measurement of distance	Noted	Complies
D1.15	Method of measurement	Noted	Noted
D1.16	Plant rooms and lift machine rooms: Concession	NA	NA
D1.17	Access to lift Pits	NA	NA
Part D2	Construction of Exits		
D2.0	Deemed-to-satisfy provisions	Noted	
NSW D2.1	Application of Part	NA	NA
D2.2	Fire isolated stairways and ramps	NA	NA
D2.3	Non-fire isolated stairways and ramps	NA	NA
D2.4	Separation of rising and descending stair flights	NA	NA
D2.5	Open access ramps and balconies	NA	NA
D2.6	Smoke lobbies	NA	NA
D2.7	Installations in exits and paths of travel	NA	NA
D2.8	Enclosure of space under stairs and ramps	Applies	At the time of inspection there were no enclosures under the stairs
D2.9	Width of stairways	Applies	Complies
D2.10			
D2.11	Pedestrian ramps	NA	NA
	Fire-isolated passageways	NA	NA
D2.12	Roof as open space	NA	NA
D2.13	Going and risers	Applies	Complies
D2.14			
	Landings	Applies	Complies
D2.15	Thresholds	Applies	Complies
D2.16	Balustrades and other barriers	Applies	The 2 first-floor balconies Balustrades do not comply with the 1m height requirement and are climbable. Required weatherproof glazing or clear Perspex panels to be mechanically
D2.17			

			fixed to the inside of the balustrades at a min of 1m in height above the FFL
D2.18	First Floor Balconies Handrails	Applies	Do not Comply as mentioned above
D2.19	Fixed platform, walkways, stairways and ladders	NA	NA
D2.20	Doorways and doors	Applies	Complies
D2.21	Swinging doors	Applies	Complies
D2.22	Operation of latch	Applies	To comply- must be readily openable without a key from the side that faces a person seeking egress, by— (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the finished floor level
D2.23			
	Re-entry from fire-isolated exits	NA	NA
	Signs on doors	Applies	A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to the front and rear exit doors
D2.24	Protection of openable windows	NA	NA
D3.0	Deemed-to-Satisfy Provisions	Applies	Complies
D3.2	Access to buildings	Applies	It is recommended that an Access report be commissioned by the lessee or the building owner to ascertain if upgrading is required
D3.3			
D3.4	Parts of buildings to be accessible	Applies	It is recommended that an Access report be commissioned by the lessee or the building owner to ascertain if upgrading is required
	Exemptions	Applies	N/A
D3.5	Accessible car parking	Applies	The building occupants will need to nominate and mark 1 accessible car parking space either in front of the existing French Avenue facing Garage or inside of the garage & AS1428 signage required
D3.6			

D3.7	Signage	Applies	Required Exit & directional signs
D3.8	Hearing augmentation	N/A	NA
D3.9	Tactile indicators	Applies	Required Tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching all the stairways
D3.10	Wheelchair seating spaces in Class 9b assembly buildings	N/A	N/A
D3.11	Swimming pools	N/A	N/A
D3.12	Ramps	N/A	N/A
Specification D3.6	Glazing on an access-way	N/A	N/A
	Braille & Tactile Signs	Applies	Signs including symbols, numbering and lettering must be designed and installed as follows: (a) Braille and tactile components of a sign must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface. (b) Signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not higher than 1350 mm above the floor or ground surface. (c) Signs identifying rooms containing features or facilities listed in D3.6 must be located— (i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and (ii) where (i) is not possible, the sign may be placed on the door itself. (d) Signs identifying a door required by E4.5 to be provided with an exit sign must be located— (i) on the side that faces a person seeking egress; and (ii) on the wall on the latch side of the door with the leading edge of the sign located

			between 50 mm and 300 mm from the architrave; and (iii) where (ii) is not possible, the sign may be placed on the door itself
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Item	Description	Status	Comments
Section E	Services and Equipment		
Part E1	Fire Fighting Equipment		
E1.0	Deemed-to-satisfy provisions	Applies	
E1.3	Fire hydrants	Applies	Street Hydrant located on Chapel Road
E1.4	Fire hose reels	NA	Not required the combined floor area is under 500m ²
E1.5	Sprinklers	NA	NA
E1.6	Portable fire extinguishers	Applies	To install the appropriate class of portable fire extinguishers which are to be located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444.
E1.8	Fire control centres	NA	NA
E1.9	Fire precautions during	NA	NA
E1.10	construction		
	Provisions for special hazards	NA	NA
	Specifications		
Spec E1.5	Fire sprinkler systems	NA	NA
Spec E1.8	Fire control centres	NA	NA
Part E2	Smoke hazard management		
E2.0	Deemed-to-satisfy provisions	NA	NA
E2.1	Application of Part	NA	NA
E2.2	General requirements	NA	Complies
E2.3	Provisions for special hazards	NA	NA
	Specifications		

Spec E2.2a	Smoke detection and alarm systems	Applies	A smoke detection system complying with Clause 4 of NCC-2019 is required in all Class 2 - 9 buildings— (i) A smoke alarm system must— (A) consist of smoke alarms complying with AS 3786; and (B) be powered from the consumer mains source
Spec E2.2b	Smoke exhaust systems	NA	NA
Spec E2.2c	Smoke and heat vents	NA	NA
Part E3	Lift installations		
E3.0	Deemed-to-satisfy provisions	NA	There are no lifts installed onsite & it is not required
E3.2			
E3.3	Stretcher facility in lifts	NA	NA
	Warning against use of lifts in fire	NA	NA
E3.4	Emergency lifts	NA	NA
E3.5	Landings	NA	NA
E3.6	Passenger Lifts	NA	NA
E3.7	Fire service controls	NA	NA
E3.8	Aged care buildings	NA	NA
E3.9	Fire service recall operation switch	NA	NA
E3.10	Lift car service drive control	NA	NA
Spec E3.1	switch		
	Lift installations	NA	NA
Part E4	Emergency lighting, exits signs and warning systems		
E4.0	Deemed-to-satisfy provisions	Applies	To be complied with
E4.2	Emergency lighting requirements	Applies	Required & to be appropriately located in the corridors and over the stairs G.F area and to the F.F areas in accordance with AS2293.1-2005 & to be maintained in accordance with AS1851.
E4.3	Measurement of distance	Applies	Smoke Alarms to be installed so that they will comply

E4.4	Design and operation of emergency lighting	Applies	Required & to be appropriately located in the corridors and over the stairs G.F area and to the F.F areas in accordance with AS2293.1-2005 & to be maintained in accordance with AS1851.
E4.5	Exit Signs	Required	Over or near exit doors in accordance with AS2293.1-2005 & to be maintained in accordance with AS1851
NSW E4.6	Direction signs	Applies	Required If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.
E4.7	Class 2, 3 & 4 Building Signs	NA	-
E4.8	Design and operation of exit signs	Applies	Required over Every required exit sign must comply with— (a) AS/NZS 2293.1; or (b) for a photoluminescent exit sign, Specification E4.8; and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building..
E4.9	Emergency warning and intercom systems	NA	NA
	Sound systems and intercom systems for emergency purposes	NA	NA

4.0 Non-Compliances

It was found that during the inspection the following required rectification works are required:

1. Unisex Access Toilets required to be fitted in the toilet block behind the GF room 3 in accordance with AS1428
2. The north side boundary ground & first floor window openings required Fire attenuation mesh installation.
3. The two first floor balconies balustrades do not comply with the 1m height requirement and are climbable. They require safety grade glazing or clear weatherproof Perspex panels to be mechanically fixed to the inside of the balustrades at a min of 1m in height above the FFL
4. Warning and operation signs are required to be installed on the 2 exit doors.
5. Operation of the 2 exit door latches are to comply- must be readily openable without a key from the side that faces a person seeking egress, by— (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the finished floor level;
6. The front & rear exit doors require signs to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to the front and rear exit doors.
7. It is recommended that an Access report be commissioned by the lessee or the building owner to ascertain if upgrading is required.
 8. The building occupants will need to nominate and mark 1 accessible car parking space either in front of the existing French Avenue facing Garage or inside of the garage with AS1428 signage required
9. Tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching all the stairways.
10. Braille & Tactile braille and tactile signage complying with Specification D3.6 must— (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, and (ii) identify each door required by E4.5 to be provided with an exit sign and state “Exit”;
11. To install the appropriate class of portable fire extinguishers which are to be located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444;
 12. A smoke detection system complying with Clause 4 of NCC-2019 is required in all Class 2 – 9 buildings, a smoke alarm system must consist of smoke alarms complying with AS 3786; and be powered from the consumer mains source.
 13. Emergency lighting is required & to be appropriately located in the corridors and over the stairs G.F area and to the F.F areas in accordance with AS2293.1-2005 & to be maintained in accordance with AS1851;
 14. Exit Signs are required over or near exit doors in accordance with AS2293.1-2005 & to be maintained in accordance with AS1851.

15. Direction signs are required where an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.
16. A final fire safety certificate with all essential fire services is required to be displayed in a prominently visible location and forwarded to Council and to FRNSW;

4 .0 CONCLUSION

This report has identified several BCA compliances issues in relation to the building at property at no. 463 Chapel Road, Bankstown Norton Street, Leichardt NSW 2040.

The primary purpose of this report is to identify by plan, and a visual non-invasive inspection to ascertain the significant 2019 BCA compliance matters in comparison to the current Deemed-to-Satisfy provisions of the BCA, which are addressed in the executive summary and in further detail in Section 4.0. It should be noted that where a building solution does not comply with the deemed to satisfy provisions of the BCA, Alternate Solutions can be developed to meet the relevant performance requirements of the BCA.

Regards



Sam Osman
Building Consultant
Accredited Certifier
ICERT CERTIFICATION P/L

5.0 Attachment

At the time of inspection of the property it was revealed that the site is currently a vacant building and that there are no pre-existing essential fire safety measures in place. The following schedule thus proposes no existing measures and all proposed measures for the change of use from women's refuge to an educational academy.

Proposed Fire Safety Schedule

Clause 168 Environmental Planning and Assessment Regulation 2000
Fire Safety Measures currently or proposed to be implemented in the building with
Minimum Standard of performance

Fire Safety Measures	Installed	Minimum Standard of Installation
1. Automatic smoke detection and alarm system	<input type="checkbox"/>	Specification E2.2a (3) or (4) of the BCA and AS3786.
2. Emergency lighting	<input type="checkbox"/>	Part E4.9 of the BCA
3. Exit signs	<input type="checkbox"/>	Part E4.5 of the BCA
4. Direction signs where needed	<input type="checkbox"/>	Part E4.6 of the BCA
5. Fire blankets & portable Extinguishers in kitchenet	<input type="checkbox"/>	AS 2444 / AS 3504
6. Portable fire extinguishers where required in the entire building	<input type="checkbox"/>	E1.6 of the BCA / AS 2444
7. Fire attenuation mesh to all north boundary windows	<input type="checkbox"/>	C3.2 Protection of openings in external walls of the BCA-2019 (Volume One)

Regular inspection and maintenance of fire protection systems is important as it is required by law in most circumstances, e.g. Section 166, **NSW Environmental Planning & Assessment Regulations (2000)**.

Where applicable, the law requires building owners to engage a qualified person to assess fire safety measures in buildings each year. If the inspection is not performed properly by a qualified person, the building owner may be held liable.

An Annual Fire Safety Statement when issued should certify that:

- Each essential fire safety measure in the building has been assessed by a properly qualified person
- Each essential fire safety measure in the building was found to be capable of performing to a standard no less than that to which the measure was originally or subsequently designed and implemented.
- The properly qualified person has assessed all paths of travel to the exits including the exit doors, and advised of the status, in connection with the **NSW Environmental Planning & Assessment Regulations (2000)**, at the time of the inspection.