

BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT FOR DA SUBMISSION

ALTERATIONS AND ADDITIONS TO UNITS 20 TO 25

THE STABLES, 20 CANDLE HEATH ROAD, PERISHER VALLEY

DATE ► 12/10/2023

REPORT NO. ► 1018-2022 Rev 4.0

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Department of Planning
and Environment

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Granted on the 1 December 2023

Signed S Butler

Sheet No 5 of 17



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1.0 EXECUTIVE SUMMARY AND RECOMMENDATIONS

This report provides a Building Code of Australia (BCA) 2022 assessment of the proposed alterations and additions to the existing tourist accommodation building, located at 20 Candle Heath Road, Perisher Valley (The stables Resort Perisher).

The primary purpose of this report is to identify the non-compliance matters contained in the proposed design against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

1.1 Recommendations

The following is a list of Deemed-to-Satisfy Provisions that should be addressed either by design amendments, additional information **OR** by way of a Performance Solution:

BCA Clause	Deemed-to-Satisfy Provision to be addressed
<p>C2D10 Non-combustible building elements [2019: C1.9]</p> <p>and</p> <p>S5C11 Type A fire-resisting construction — Fire-resistance of building elements [2019: Spec C1.1: 3.1 and Table 3]</p>	<p>Further information required:</p> <p>The plans detail the replacement of existing external wall cladding with Nailstrip Cladding using the following methods:</p> <ol style="list-style-type: none"> 1. Removal of existing timber board and batten wall cladding and installation of Nailstrip cladding to the existing frame. Discussions with the client suggest that the existing frame is likely timber. 2. Installation of Nailstrip cladding over the existing masonry wall cladding. <p>The following information is required to demonstrate compliance with C2D10 and S5C11:</p> <ol style="list-style-type: none"> 1. Provide a CodeMark Certificate of Conformity or other form of evidence of suitability as required by Part A5 of BCA 2022 to verify that Nailstrip Cladding is suitable for use as an external wall cladding for Type A construction. 2. If a CodeMark Certificate of Conformity is not available, provide copies of fire testing reports verifying that the wall system has been tested to comply with AS1530.1-1994 3. Provide manufacturers installation details to demonstrate how the proposed Nailstrip Cladding is to be fixed to the existing building (i.e. fixed to the existing timber wall frame in some sections and fixed to the existing masonry cladding in others). <p><i>Please note: As timber framing is an allowable concession under S5C20 of BCA 2022, the existing framing (if timber) will not need to be replaced, however other elements of the wall system which are combustible must be i.e. wall insulation. This only applies to the areas where the existing wall system is being replaced.</i></p>
<p>S5C11 Type A fire-resisting construction — Fire-resistance of building elements [2019: Spec C1.1: 3.1 and Table 3]</p>	<p>Further information required:</p> <p>Where new Nailstrip cladding is proposed to an external wall, the wall system is required to be fire rated in accordance with the following:</p> <ul style="list-style-type: none"> • Less than 1.5m from a fire source feature: 90/90/90 • 1.5m to less than 3m from a fire source feature: 90/60/60 • 3m or more from a fire source feature: 90/60/30 <p>In this case, the fire source feature is the allotment boundary (i.e. western boundary) or an external wall of another building on the allotment (i.e. other buildings to the northern, eastern and southern sides of the subject building).</p>
<p>F1D7 Damp-proofing of floors on the ground [2019: F1.10]</p>	<p>Further information required:</p> <p>Given the change in use from an open balcony (non-habitable) to an enclosed extension of bedroom 2 (habitable) damp-proofing of the floor is now required. It is possible that the existing floor was not constructed with damp-proofing as it wasn't a requirement for construction as an open balcony.</p> <p><i>Please note: This clause does not apply to any balcony floors which have not been laid directly onto the ground (i.e. does not apply to the balconies positioned above the basement).</i></p>

2.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2022 assessment of the proposed alterations and additions to the existing tourist accommodation building, located at 20 Candle Heath Road, Perisher Valley (The stables Resort Perisher).

This report provides a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations.

2.1 Basis of Report

The key basis of this report is to address compliance with the Building Code of Australia (BCA) 2022. The scope of services is limited to Sections C – “Fire Resistance”, Section D – “Access & Egress”, Section E – “Services & Equipment”, Section F “Health and Amenity” and Section G “Ancillary Provisions”.

This report is based on a desktop assessment of the proposed plans, with specific reference to the following:

- Architectural plans prepared by Tziallas Architects, Project No. 15-025 Drawing Numbers:

Drawing Title	Drawing No.	Revision	Dated
Site Plan	DA-00	J	25/08/2023
Prop. Cladding + Window Elevations	DA-01	J	25/08/2023
Prop. Ground Floor Plan	DA-02	H	25/08/2023
Prop. Elevation and Section	DA-03	L	25/09/2023
Prop. Window Schedule	DA-04	H	25/09/2023
Prop. Waste Management Plan	DA-05	H	25/08/2023
Prop. External Colour Schedule	DA-07	C	25/08/2023
Ex. U20-U25 First Floor Plan	MD-01	D	25/08/2023
Ex. U20-U25 Ground Floor Plan	MD-02	D	25/08/2023
Ex. Basement Plan	MD-03	D	25/08/2023

- The Building Code of Australia 2022, prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.

2.2 Purpose of the Report

The purpose of this report is to assess the following:

- Assessment under the current Building Code of Australia 2022 and list any departures from the BCA 2022.
- Provide recommendations to address identified non-compliances, and/or identify potential alternative solutions.

2.3 Limitations of the Report

This report does not assess the following:

- Access and facilities for people with disabilities is addressed however compliance with Disability Discrimination Act 1992 (DDA) is outside the scope of this report. It should be noted that BCA compliance does not necessarily meet the requirements of the Disability Discrimination Act (DDA).
- Reporting on hazardous materials, OH&S 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
- 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 be carried out)
- Section J of the BCA is not considered.
- Provision of any construction approvals or certification under Part 6A 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.
- This assessment excludes BCA clauses D4D2-D4D13 (Inclusive), E3D6 and F4D5. Refer to separate access consultant's report.
- BCA 2022 does not directly specify slip-resistance classification(s) for all *accessible paths of travel*; however, we highlight the need under AS 1428.1-2009 for all *accessible paths of travel* to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.



3.0 BCA ASSESSMENT DATA

The following data is provided in respect to review of the building under the Building Code of Australia 2022 in respect to the compliance assessment of the proposed alterations and additions to the existing tourist accommodation building, located at 20 Candle Heath Road, Perisher Valley (The stables Resort Perisher).

BCA Building Classifications:	Class 3 – Tourist Accommodation
Building rise in storeys:	3 (determined in accordance with C1.2 of the BCA)
Type of Construction:	Type A (determined in accordance with C1.1 of the BCA)
Floor area:	Not applicable to this development
Effective Height (m):	Approximately 5.4m
Climate Zone (Thermal Design)	8 (determined in accordance with ABCB Climate Map, Sept 2019)

3.1 Location of Fire Source features

The potential *fire source features* to be considered for this building are the external wall of another building on the allotment which is not a Class 10 building, the side or rear of the allotment boundary or the far side of the road bounding the allotment.

In this instance the following setbacks are determined in respect to the fire source features applicable to the building

- North – side boundary more than 6m
- South – side boundary more than 6m
- East – far side of the road more than 6m
- West – rear boundary less than 3m



4.0 BCA ASSESSMENT SUMMARY

The following table details the BCA compliance of the assessed design.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Section B Structure					
Part B1 Structural provisions					
B1D1 Deemed-to-Satisfy Provisions [2019: B1.0]			X		<p>Informational clause:</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 to B1D6.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
B1D2 Resistance to actions [2019: B1.1]				X	<p>The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where—</p> <p>(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</p> <p>(b) the resistance of a building or structure is determined in accordance with B1D4.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the Structural Engineering plans / specification</i></p>
B1D3 Determination of individual actions [2019: B1.2]				X	<p>The magnitude of individual actions must be determined in accordance with the following:</p> <p>(a) Permanent actions:</p> <p>(i) the design or known dimensions of the building or structure; and</p> <p>(ii) the unit weight of the construction; and</p> <p>(iii) AS/NZS 1170.1.</p> <p>(b) Imposed actions:</p> <p>(i) the known loads that will be imposed during the occupation or use of the building or structure; and</p> <p>(ii) construction activity actions; and</p> <p>(iii) AS/NZS 1170.1.</p> <p>(c) Wind, snow and ice and earthquake actions:</p> <p>(i) the applicable annual probability of design event for safety, determined by—</p> <p>(A) assigning the building or structure an Importance Level in accordance with Table B1D3a; and</p> <p>(B) determining the corresponding annual probability of exceedance in accordance with Table B1D3b; and</p> <p>(ii) AS/NZS 1170.2; and</p> <p>(iii) AS/NZS 1170.3 as appropriate; and</p> <p>(iv) AS 1170.4; and</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<p>(vi) for the purposes of (v), cyclonic areas are those determined as being located in wind regions C and D in accordance with AS/NZS 1170.2.</p> <p>(d) Actions not covered in (a), (b) and (c) above:</p> <ul style="list-style-type: none"> (i) the nature of the action; and (ii) the nature of the building or structure; and (iii) the Importance Level of the building or structure determined in accordance with Table B1D3a; and (iv) AS/NZS 1170.1. <p>(e) For the purposes of (d) the actions include but are not limited to—</p> <ul style="list-style-type: none"> (i) liquid pressure action; and (ii) ground water action; and (iii) rainwater action (including ponding action); and (iv) earth pressure action; and (v) differential movement; and (vi) time dependent effects (including creep and shrinkage); and (vii) thermal effects; and (viii) ground movement caused by— <ul style="list-style-type: none"> (A) swelling, shrinkage or freezing of the subsoil; and (B) landslip or subsidence; and (C) siteworks associated with the building or structure; and (ix) construction activity actions. <p><i>Details demonstrating compliance with this clause must be incorporated into the Structural Engineering plans / specification</i></p>
B1D4 Determination of structural resistance of materials and forms of construction [2019: B1.4]				X	<p>The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate:</p> <p>(a) Masonry (including masonry-veneer, unreinforced masonry and reinforced masonry): AS 3700, except—</p> <ul style="list-style-type: none"> (i) (for piers—isolated or engaged) is removed from Clause 8.5.1(d); and (ii) where Clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Tables 10.3 and 4.1(a)(i)(C) of AS 3700. <p>(b) Concrete:</p> <ul style="list-style-type: none"> (i) Concrete construction (including reinforced and prestressed concrete): AS 3600. (ii) Autoclaved aerated concrete: AS 5146.1. (iii) Post-installed and cast-in fastenings: AS 5216. <p>(c) Steel construction:</p> <ul style="list-style-type: none"> (i) Steel structures: AS 4100. (ii) Cold-formed steel structures: AS/NZS 4600.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(iii) Residential and low-rise steel framing: NASH Standard – Residential and Low-Rise Steel Framing Part 1 or Part 2.</p> <p>(d) Composite steel and concrete: AS/NZS 2327.</p> <p>(e) Aluminium construction: AS/NZS 1664.1 or AS/NZS 1664.2.</p> <p>(f) Timber construction:</p> <ul style="list-style-type: none"> (i) Design of timber structures: AS 1720.1. (ii) Timber structures: AS 1684.2, AS 1684.3 or AS 1684.4. (iii) Nailplated timber roof trusses: AS 1720.5. <p>(g) Glazed assemblies:</p> <ul style="list-style-type: none"> (i) The following glazed assemblies in an external wall must comply with AS 2047: <ul style="list-style-type: none"> (A) Windows excluding those listed in (ii). (B) Sliding and swinging glazed doors with a frame, including french and bi-fold doors with a frame. (C) Adjustable louvres. (D) Shopfronts. (E) Window walls with one piece framing. (ii) All glazed assemblies not covered by (i) and the following glazed assemblies must comply with AS 1288: <p>(h) Termite Risk Management: Where a primary building element is subject to attack by subterranean termites: AS 3660.1, and—</p> <ul style="list-style-type: none"> (i) for the purposes of this provision, a primary building element consisting entirely of, or a combination of, any of the following materials is considered not subject to termite attack: <ul style="list-style-type: none"> (A) Steel, aluminium, or other metals. (B) Concrete. (C) Masonry. (D) Fibre-reinforced cement. (E) Timber — naturally termite resistant in accordance with Appendix C of AS 3660.1. (F) Timber — preservative treated in accordance with Appendix D of AS 3660.1; and (ii) a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating— <ul style="list-style-type: none"> (A) the termite management system used; and (B) the date of installation of the system; and (C) where a chemical is used, its life expectancy as listed on the appropriate authority's pesticides register label; and (D) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity. <p>(i) Roof construction:</p> <ul style="list-style-type: none"> (i) Metal roofing: AS 1562.1. <p>(j) Particleboard structural flooring: AS 1860.2.</p>

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the Structural Engineering plans / specification
B1D5 Structural software [2019: B1.5]				X	<p>(1) Structural software used in computer aided design of a building or structure, that uses design criteria based on the Deemed-to-Satisfy Provisions of the BCA, including its referenced documents, for the design of steel or timber trussed roof and floor systems and framed building systems, must comply with the ABCB Protocol for Structural Software.</p> <p>(2) Structural software referred to in (1) can only be used for buildings within the following geometric limits:</p> <p>(a) The distance from ground level to the underside of eaves must not exceed 6 m.</p> <p>(b) The distance from ground level to the highest point of the roof, neglecting chimneys, must not exceed 8.5 m.</p> <p>(c) The building width including roofed verandahs, excluding eaves, must not exceed 16 m.</p> <p>(d) The building length must not exceed five times the building width.</p> <p>(e) The roof pitch must not exceed 35 degrees.</p> <p>(3) The requirements of (1) do not apply to design software for individual frame members such as electronic tables similar to those provided in—</p> <p>(a) AS 1684; or</p> <p>(b) NASH Standard Residential and Low-Rise Steel Framing Part 2.</p> <p>Details demonstrating compliance with this clause must be incorporated into the Structural Engineering plans / specification</p>
B1D6 Construction of buildings in flood hazard areas [2019: B1.6]			X		Not applicable. Subject building is not in a flood hazard area.
Specification 4 Design of buildings in cyclonic areas					
S4C1 Scope [2019: Spec B1.2: 1]			X		Not applicable. Subject building is not in a cyclonic area.
S4C2 Roof cladding [2019: Spec B1.2: 2]			X		Not applicable. Subject building is not in a cyclonic area.
Section C Fire resistance					
Part C2 Fire resistance and stability					
C2D1 Deemed-to-Satisfy Provisions [2019: C1.0]			X		Informational clause: 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.
C2D2				X	(1) The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C2D2.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Type of construction required [2019: C1.1]					(2) Each building element must comply with Specification 5 as applicable. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
C2D3 Calculation of rise in storeys [2019: C1.2]			X		(1) 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. (2) A storey is not counted if— (a) it is situated at the top of the building and contains only heating, ventilating or lift equipment, water tanks, or similar service units or equipment; or (b) it is situated partly below the finished ground and the underside of the ceiling is not more than 1 m above the average finished level of the ground at the external wall, or if the external wall is more than 12 m long, the average for the 12 m part where the ground is lowest.
C2D4 Buildings of multiple classification [2019: C1.3]			X		Not applicable.
C2D5 Mixed types of construction [2019: C1.4]			X		Not applicable.
C2D6 Two storey Class 2, 3 or 9c buildings [2019: C1.5]			X		Not applicable.
C2D7 Class 4 parts of buildings [2019: C1.6]			X		Not applicable.
C2D8 Open spectator stands and indoor sports stadiums [2019: C1.7]			X		Not applicable.
C2D9 Lightweight construction [2019: C1.8]				X	(1) Lightweight construction must comply with Specification 6 if it is used in a wall system— (a) that is required to have an FRL. (2) If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if—





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(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</p> <p>(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.</p> <div style="border: 1px solid black; padding: 5px;"> <p><i>Lightweight construction:</i> Construction which incorporates or comprises—</p> <p>(a) sheet or board material, plaster, render, sprayed application, or other material similarly susceptible to damage by impact, pressure or abrasion; or</p> <p>(b) concrete and concrete products containing pumice, perlite, vermiculite, or other soft material similarly susceptible to damage by impact, pressure or abrasion; or</p> <p>(c) masonry having a width of less than 70 mm</p> </div> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
<p>C2D10 Non-combustible building elements [2019: C1.9]</p>				<p>X</p> <p>X</p>	<p>Further information required:</p> <p>The plans detail the replacement of existing external wall cladding with Nailstrip Cladding using the following methods:</p> <ol style="list-style-type: none"> 1. Removal of existing timber board and batten wall cladding and installation of Nailstrip cladding to the existing frame. Discussions with the client suggest that the existing frame is likely timber. 2. Installation of Nailstrip cladding over the existing masonry wall cladding. <p>The following information is required to demonstrate compliance with C2D10 and S5C11:</p> <ol style="list-style-type: none"> 1. Provide a CodeMark Certificate of Conformity or other form of evidence of suitability as required by Part A5 of BCA 2022 to verify that Nailstrip Cladding is suitable for use as an external wall cladding for Type A construction. 2. If a CodeMark Certificate of Conformity is not available, provide copies of fire testing reports verifying that the wall system has been tested to comply with AS1530.1-1994 3. Provide manufacturers installation details to demonstrate how the proposed Nailstrip Cladding is to be fixed to the existing building (i.e. fixed to the existing timber wall frame in some sections and fixed to the existing masonry cladding in others). <p><i>Note: As timber framing is an allowable concession under S5C20 of BCA 2022, the existing framing (if timber) will not need to be replaced, however other elements of the wall system which are combustible must be i.e. wall insulation. This only applies to the areas where the existing wall system is being replaced.</i></p> <p>BCA Requirements:</p> <p>(1) In a building required to be of Type A construction, the following building elements and their components must be non-combustible:</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(a) External walls, including all components incorporated in them including the facade covering, framing and insulation.</p> <p>(2) The requirements of (1) does not apply to the following:</p> <ul style="list-style-type: none"> (a) Gaskets. (b) Caulking. (c) Sealants. (d) Termite management systems. (e) Glass, including laminated glass, and associated adhesives, including tapes. (f) Thermal breaks associated with— <ul style="list-style-type: none"> (i) glazing systems; or (ii) external wall systems, where the thermal breaks— <ul style="list-style-type: none"> (A) are no larger than necessary to achieve thermal objectives; and (B) do not extend beyond one storey; and (C) do not extend beyond one fire compartment. (g) Damp-proof courses. (h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm. <ul style="list-style-type: none"> (i) Isolated— <ul style="list-style-type: none"> (i) construction packers and shims; or (ii) blocking for fixing fixtures; or (iii) fixings, including fixing accessories; or (iv) acoustic mounts. (i) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level. (j) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm. (k) Weather sealing materials, applied to gaps not wider than 50mm, used within and between concrete elements. (l) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate, and associated with masonry wall construction. (m) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout. (n) A paint, lacquer or a similar finish or coating. (o) Adhesives, including tapes, associated with stiffeners for cladding systems. (p) Fire-protective materials and components required for the protection of penetrations. <p>(3) The following materials, when entirely composed of itself, are non-combustible and may be used wherever a non-combustible material is required:</p> <ul style="list-style-type: none"> (a) Concrete. (b) Steel, including metallic coated steel. (c) Masonry, including mortar. (d) Aluminium, including aluminium alloy.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					<ul style="list-style-type: none"> (e) Autoclaved aerated concrete, including mortar. (f) Iron. (g) Terracotta. (h) Porcelain. (i) Ceramic. (j) Natural stone. (k) Copper. (l) Zinc. (m) Lead. (n) Bronze. (o) Brass. <p>(4) The following materials may be used wherever a non-combustible material is required:</p> <ul style="list-style-type: none"> (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 that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5. (g) Bonded laminated materials where— <ul style="list-style-type: none"> (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. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
NSW C2D11 Fire hazard properties [2019: C1.10 and NSW C1.10]				X	<p>(1) The fire hazard properties of the following internal linings, materials and assemblies within a Class 3 building must comply with Specification 7:</p> <ul style="list-style-type: none"> (a) Floor linings and floor coverings. (b) Wall linings and ceiling linings. (c) Air-handling ductwork. (d) Sarking-type materials. (e) Attachments to floors, ceilings, internal walls, common walls, fire walls and to internal linings of external walls. (f) Other materials including insulation materials other than sarking-type materials. <p>(2) Paint or fire-retardant coatings must not be used in order to make a material comply with a <i>required fire hazard property</i>, except in respect of a</p>





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>material referred to in NSW Specification 7, Table S7C4 and to which Notes 4 and 5 are applicable.</p> <p>(3) The requirements of (1) do not apply to a material or assembly if it is—</p> <ul style="list-style-type: none"> (a) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or (b) a fire-protective covering; or (c) a timber-framed window; or (d) a solid timber handrail or skirting; or (e) a timber-faced door; or (f) an electrical switch, socket-outlet, cover plate or the like; or (g) a material used for— <ul style="list-style-type: none"> (i) a roof insulating material applied in continuous contact with a substrate; or (ii) an adhesive; or (iii) a damp-proof course, flashing, caulking, sealing, ground moisture barrier, or the like; or (h) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or (i) a face plate or neck adaptor of supply and return air outlets of an air handling system; or (j) a face plate or diffuser plate of light fitting and emergency exit signs and associated electrical wiring and electrical components; or (k) a joinery unit, cupboard, shelving, or the like; or (l) an attached non-building fixture and fitting such as— <ul style="list-style-type: none"> (i) a curtain, blind, or similar decor, other than— <ul style="list-style-type: none"> (A) a proscenium curtain required by Specification 32; and (ii) a whiteboard, window treatment or the like; or (m) timber treads, risers, landings and associated supporting framework installed in accordance with D3D30 where the Spread-of-Flame Index and the Smoke-Developed Index of the timber does not exceed 9 and 8 respectively; or (n) any other material that does not significantly increase the hazards of fire. <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C2D12 Performance of external walls in fire [2019: C1.11]			X		Not applicable.
C2D13 Fire-protected timber: Concession [2019: C1.13]			X		Not applicable.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
C2D14 Ancillary elements [2019: C1.14]				X	<p>An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:</p> <ul style="list-style-type: none"> (a) An ancillary element that is non-combustible. (b) A gutter, downpipe or other plumbing fixture or fitting. (c) A flashing. A grate, grille or similar cover not more than 2 m² (d) in area associated with a building service. (e) An electrical switch, socket-outlet, cover plate or the like. (f) A light fitting. (g) A required sign. (h) A sign other than one provided under (a) or (g) that— <ul style="list-style-type: none"> (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. (i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that— <ul style="list-style-type: none"> (i) meets the relevant requirements of Table S7C7 as for an internal element; and (ii) serves a storey— <ul style="list-style-type: none"> (A) at ground level; or (B) immediately above a storey at ground level; and (iii) does not serve an exit, where it would render the exit unusable in a fire. (j) A part of a security, intercom or announcement system. (k) Wiring. (l) Waterproofing material installed in accordance with AS 4654.2 and applied to an adjacent floor surface, including vertical upturn, or a roof surface. (m) Collars, sleeves and insulation associated with service installations. (n) Screens applied to vents, weepholes and gaps complying with AS 3959. (o) Wiper and brush seals associated with doors, windows or other openings. (p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o). <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C2D15 Fixing of bonded laminated cladding panels [New for 2022]				X	<ul style="list-style-type: none"> (1) In a building required to be of Type A construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame. (2) An externally located bonded laminated cladding panel need not comply with (1) if it is one of the following: <ul style="list-style-type: none"> (a) A laminated glass system. (b) Layered plasterboard product.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					(c) Perforated gypsum lath with a normal paper finish. (d) Fibrous-plaster sheet. (e) Fibre-reinforced cement sheeting. A component of a garage door. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
Part C3 Compartmentation and separation					
C3D1 Deemed-to-Satisfy Provisions [2019: C2.0]			X		<u>Informational clause:</u> (1) 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. (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 [2019: C2.1]			X		Not applicable.
C3D3 General floor area and volume limitations [2019: C2.2]			X		Not applicable.
C3D4 Large isolated buildings [2019 C2.3]			X		Not applicable.
C3D5 Requirements for open spaces and vehicular access [2019: C2.4]			X		Not applicable.
C3D6 Class 9 buildings [2019: C2.5]			X		Not applicable.
C3D7 Vertical separation of openings in external walls [2019: C2.6]	X				(1) If in a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by— (a) a spandrel which— (i) is not less than 900 mm in height; and (ii) extends not less than 600 mm above the upper surface of the intervening floor; and (iii) is of non-combustible material having an FRL of not less than 60/60/60; or (b) part of a curtain wall or panel wall that complies with (a); or





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(c) construction that complies with (a) behind a curtain wall or panel wall and has any gaps packed with a non-combustible material that will withstand thermal expansion and structural movement of the walling without the loss of seal against fire and smoke; or</p> <p>(d) a slab or other horizontal construction that—</p> <ul style="list-style-type: none"> (i) projects outwards from the external face of the wall not less than 1100 mm; and (ii) extends along the wall not less than 450 mm beyond the openings concerned; and (iii) is non-combustible and has an FRL of not less than 60/60/60. <p>(2) The requirements of (1) do not apply to—</p> <ul style="list-style-type: none"> (a) a building which has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout; or (b) openings in external walls where the floor separating the storeys does not require an FRL with respect to integrity and insulation. <p>(3) For the purposes of C3D7, window or other opening means that part of the external wall of a building that does not have an FRL of 60/60/60 or greater.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C3D8 Separation by fire walls [2019: C2.7]			X		Not applicable.
C3D9 Separation of classifications in the same storey [2019: C2.8]			X		Not applicable.
C3D10 Separation of classifications in different storeys [2019: C2.9]			X		Not applicable.
C3D11 Separation of lift shafts [2019: C2.10]			X		Not applicable.
C3D12 Stairways and lifts in one shaft [2019: C2.11]			X		Not applicable.
C3D13			X		Not applicable.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Separation of equipment [2019: C2.12]					
C3D14 Electricity supply system [2019: C2.13]			X		Not applicable.
C3D15 Public corridors in Class 2 and 3 buildings [2019: C2.14]			X		Not applicable.
Part C4 Protection of openings					
C4D1 Deemed-to-Satisfy Provisions [2019: C3.0]			X		Informational clause: (1) 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. (2) Where a Performance Solution is proposed the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
C4D2 Application of Part [2019: C3.1]			X		(1) The Deemed-to-Satisfy Provisions of this Part do not apply to the following: (a) Control joints, weep holes and the like in external walls of masonry construction and joints between panels in external walls of pre-cast concrete panel construction if, in all cases they are not larger than necessary for the purpose. (b) Non-combustible ventilators for subfloor or cavity ventilation, if each does not exceed 45 000 mm ² in face area and is spaced not less than 2 m from any other ventilator in the same wall. (c) Openings in the vertical plane formed between building elements at the construction edge or perimeter of a balcony or verandah, colonnade, terrace, or the like. (d) In a carpark floor other than a floor that separates a part not used as a carpark, and subject to the following openings in a carpark floor: (i) Service penetrations. (ii) Openings formed by a vehicle ramp. (e) The requirements of (d) only apply where the connected carpark levels comply as a single fire compartment for the purposes of all other requirements of the Deemed-to-Satisfy Provisions of Sections C, D and E. (2) For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings in building elements required to be fire-resisting include doorways, windows (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the required FRL. (3) For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings, other than those covered under (1)(c), between building elements such as columns, beams and the like, in the plane formed at the





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					construction edge or perimeter of the building, are deemed to be openings in an external wall.
C4D3 Protection of openings in external walls [2019: C3.2]	X				<p>(1) Subject to (2), 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.</p> <p>(2) The requirements of (1) only apply if the distance between the opening and the fire-source feature to which it is exposed is less than—</p> <ul style="list-style-type: none"> (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. <p>(3) Openings in an external wall that is required to have an FRL, if required to be protected under (1), must not occupy more than 1/3 of the area of the external wall of the storey in which it is located.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C4D4 Separation of external walls and associated openings in different fire compartments [2019: C3.3]			X		Not applicable.
C4D5 Acceptable methods of protection [2019: C3.4]				X	<p>(1) Where protection is required, doorways, windows and other openings must be protected as follows:</p> <ul style="list-style-type: none"> (a) Doorways— <ul style="list-style-type: none"> (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. (b) Windows— <ul style="list-style-type: none"> (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. (c) Other openings— <ul style="list-style-type: none"> (i) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than –/60/–. <p>(2) Fire doors, fire windows and fire shutters must comply with Specification 12.</p>
C4D6 Doorways in fire walls			X		Not applicable.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
[2019: C3.5]					
C4D7 Sliding fire doors [2019: C3.6]			X		Not applicable.
C4D8 Protection of doorways in horizontal exits [2019: C3.7]			X		Not applicable.
C4D9 Openings in fire-isolated exits [2019: C3.8]			X		Not applicable.
C4D10 Service penetrations in fire-isolated exits [2019: C3.9]			X		Not applicable.
C4D11 Openings in fire-isolated lift shafts [2019: C3.10]			X		Not applicable.
NSW C4D12 Bounding construction: Class 2 and 3 buildings and Class 4 parts [2019: C3.11]			X		Not applicable.
C4D13 Openings in floors and ceilings for services [2019: C3.12]			X		Not applicable.
C4D14 Openings in shafts [2019: C3.13]			X		Not applicable.
C4D15 Openings for service installations [2019: C3.15]				X	<p>(1) The requirements of (2) apply where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire.</p> <p>(2) An installation mentioned in (1) must comply with any one of the following:</p> <p>(a) Tested systems — the following applies:</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(i) The service, building element and any protection method at the penetration—</p> <p>(A) are identical with a prototype assembly of the service, building element and protection method which has been tested in accordance with AS 4072.1 and AS 1530.4 and has achieved the required FRL or resistance to the incipient spread of fire; or</p> <p>(B) differ from a prototype assembly of the service, building element and protection method in accordance with Section 4 of AS 4072.1.</p> <p>(ii) It complies with (i) except for the insulation criteria relating to the service if—</p> <p>(A) the service is a pipe system comprised entirely of metal (excluding pipe seals or the like); and</p> <p>(B) any combustible building element is not located within 100mm of the service for a distance of 2 m from the penetration; and</p> <p>(C) combustible material is not able to be located within 100 mm of the service for a distance of 2m from the penetration; and</p> <p>(D) it is not located in a required exit.</p> <p>(iii) The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2.</p> <p>(b) Ventilation and air-conditioning — in the case of ventilating or air-conditioning ducts or equipment, the installation is in accordance with AS 1668.1.</p> <p>(c) Compliance with Specification 13 — the following applies:</p> <p>(i) The service is a pipe system comprised entirely of metal (excluding pipe seals or the like) and is installed in accordance with Specification 13 and it—</p> <p>(A) penetrates a wall, floor or ceiling, but not a ceiling required to have a resistance to the incipient spread of fire; and</p> <p>(B) connects not more than 2 fire compartments in addition to any fire-resisting service shafts; and</p> <p>(C) does not contain a flammable or combustible liquid or gas.</p> <p>(ii) The service is sanitary plumbing installed in accordance with Specification 13 and it—</p> <p>(A) is of metal or UPVC pipe; and</p> <p>(B) penetrates the floors of a Class 5, 6, 7, 8 or 9b building; and</p> <p>(C) is in a sanitary compartment separated from other parts of the building by walls with the FRL required by Specification 5 for a stair shaft in the building and a self-closing –/60/30 fire door.</p> <p>(iii) The service is a wire or cable, or a cluster of wires or cables installed in accordance with Specification 13 and it—</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(A) penetrates a wall, floor or ceiling, but not a ceiling required to have a resistance to the incipient spread of fire; and</p> <p>(B) connects not more than 2 fire compartments in addition to any fire-resisting service shafts.</p> <p>(iv) The service is an electrical switch, outlet, or the like, and it is installed in accordance with Specification 13.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C4D16 Construction joints [2019: C3.16]				X	<p>(1) Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner—</p> <p>(a) identical with a prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve the required FRL; or</p> <p>(b) that differs from a prototype in accordance with Section 4 of AS 4072.1 and achieves the required FRL.</p> <p>(2) The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2.</p> <p>(3) The requirements of (1) do not apply where joints, spaces and the like between fire-protected timber elements are provided with cavity barriers in accordance with Specification 9.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
C4D17 Columns protected with lightweight construction to achieve an FRL [2019: C3.17]			X		Not applicable.
Specification 5 Fire- resting construction					
S5C1 Scope [2019: Spec C1.1: 1]			X		<u>Informational clause:</u> This Specification contains requirements for the fire-resisting construction of building elements.
S5C2 Exposure to fire-source features [2019: Spec C1.1: 2.1]			X		<p>(1) A part of a building element is exposed to a fire-source feature if any of the horizontal straight lines between that part and the fire-source feature, or vertical projection of the feature, is not obstructed by another part of the building that—</p> <p>(a) has an FRL of not less than 30/—/—; and</p> <p>(b) is neither transparent nor translucent.</p> <p>(2) A part of a building element is not exposed to a fire-source feature if the fire-source feature is—</p> <p>(a) an external wall of another building that stands on the allotment and the part concerned is more than 15 m above the highest part of that external wall; or</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(b) a side or rear boundary of the allotment and the part concerned is below the level of the finished ground at every relevant part of the boundary concerned.</p> <p>(3) If various distances apply for different parts of a building element—</p> <p>(a) the entire element must have the FRL applicable to that part having the least distance between itself and the relevant fire-source feature; or</p> <p>(b) each part of the element must have the FRL applicable according to its individual distance from the relevant fire source feature.</p> <p>(4) The requirements of (3) do not override or permit any exemption from S5C3.</p>
<p>S5C3</p> <p>Fire protection for a support of another part</p> <p>[2019: Spec C1.1: 2.2]</p>				X	<p>(1) Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part, subject to (2), must—</p> <p>(a) have an FRL not less than that required by other provisions of this Specification; and</p> <p>(b) if located within the same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required—</p> <p>(i) for the supporting part itself; and</p> <p>(ii) for the part it supports; and</p> <p>(c) be non-combustible—</p> <p>(i) if required by other provisions of this Specification; or</p> <p>(ii) if the part it supports is required to be non-combustible.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>S5C4</p> <p>Lintels</p> <p>[2019: Spec C1.1: 2.3]</p>				X	<p>(1) A lintel must have the FRL required for the part of the building in which it is situated.</p> <p>(2) A lintel need not comply with (1) if it does not contribute to the support of a fire door, fire window or fire shutter, and—</p> <p>(a) it spans an opening in—</p> <p>(i) a wall of a building containing only one storey; or</p> <p>(ii) a non-loadbearing wall of a Class 3 building; or</p> <p>(b) it spans an opening in masonry which is not more than 150 mm thick and—</p> <p>(i) not more than 3m wide if the masonry is non-loadbearing; or</p> <p>(ii) not more than 1.8 m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>
<p>S5C5</p> <p>Method of attachment not to reduce the fire-resistance of building elements</p>				X	<p>The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i></p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
[2019: Spec C1.1: 2.4]					
S5C6 General concessions [2019: Spec C1.1: 2.5]				X	<p>(1) Steel columns — A steel column, other than one in a fire wall or common wall, need not have an FRL in a building that contains—</p> <p>(a) only 1 storey; or</p> <p>(b) 2 storeys in some of its parts and 1 storey only in its remaining parts if the sum of the floor areas of the upper storeys of its 2 storey parts does not exceed the lesser of—</p> <p>(i) 1/8 of the sum of the floor areas of the 1 storey parts; or</p> <p>(ii) in the case of a building to which one of the maximum floor areas specified in Table C3D3 is applicable — 1/10 of that area; or</p> <p>(iii) in the case of a building to which two or more of the maximum floor area specified in Table C3D3 is applicable — 1/10 of the lesser of those areas.</p> <p>(2) Timber columns — A timber column may be used in a single storey building if—</p> <p>(a) in a fire wall or common wall the column has an FRL not less than that listed in the appropriate Tables S5C11a to S5C11g; and</p> <p>(b) in any other case where the column is required to have an FRL in accordance with Tables S5C11a to S5C11g, it has an FRL of not less than 30/–/–.</p> <p>(3) Balconies and verandahs — A balcony, verandah or the like and any incorporated supporting part, which is attached to or forms part of a building, need not comply with Tables S5C11a to S5C11g if—</p> <p>(a) it does not form part of the only path of travel to a required exit from the building; and</p> <p>(b) in Type A construction—</p> <p>(i) it is situated not more than 2 storeys above the lowest storey providing direct egress to a road or open space; and</p> <p>(ii) any supporting columns are of non-combustible construction.</p>
S5C7 Mezzanine floors: Concession [2019: Spec C1.1: 2.6]			X		Not applicable.
S5C8 Enclosure of shafts [2019: Spec C1.1: 2.7]			X		Not applicable.
S5C9 Carparks in Class 2 and 3 buildings [2019: Spec C1.1: 2.8]			X		Not applicable.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S5C10 Residential care building: Concession [2019: Spec C1.1: 2.9]			X		Not applicable.
S5C11 Type A fire-resisting construction — Fire-resistance of building elements [2019: Spec C1.1: 3.1 and Table 3]				X	<p>Further information required: Where new Nailstrip cladding is proposed to an external wall, the wall system is required to be fire rated in accordance with the following:</p> <ul style="list-style-type: none"> • Less than 1.5m from a fire source feature: 90/90/90 • 1.5m to less than 3m from a fire source feature: 90/60/60 • 3m or more from a fire source feature: 90/60/30 <p>In this case, the fire source feature is the allotment boundary (i.e. western boundary) or an external wall of another building on the allotment (i.e. other buildings to the northern, eastern and southern sides of the subject building).</p> <p>X BCA Requirements: (1) In a building required to be of Type A construction— (a) each building element listed in Tables S5C11a to S5C11g and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the particular Class of building concerned. (2) For the purposes of Table S5C11a and Table S5C11b, external wall includes any column and other building element incorporated within it or other external building element.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p> <p>Refer to tables S5C11a to S5C11g in attachment B of this report</p>
S5C12 Type A fire-resisting construction — Concessions for floors [2019: Spec C1.1: 3.2]			X		Not applicable.
S5C13 Type A fire-resisting construction — Floor loading of Class 5 and 9b buildings: Concession [2019: Spec C1.1: 3.3]			X		Not applicable.
S5C14			X		Not applicable.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Type A fire-resisting construction — Roof superimposed on concrete slab: Concession [2019: Spec C1.1: 3.4]					
S5C15 Type A fire-resisting construction — Roof: Concession [2019: Spec C1.1: 3.5]	X				A roof need not comply with Tables S5C11a to S5C11g if its covering is non-combustible and the building— (a) has a rise in storeys of 3 or less; or (b) is of Class 3.
S5C16 Type A fire-resisting construction — Roof lights [2019: Spec C1.1: 3.6]			X		Not applicable.
S5C17 Type A fire-resisting construction — Internal columns and walls: Concession [2019: Spec C1.1:3.7]			X		Not applicable.
S5C18 Type A fire-resisting construction — open spectator stands and indoor sports stadiums: Concession [2019: Spec C1.1: 3.8]			X		Not applicable.
S5C19 Type A fire-resisting construction — carparks [2019: Spec C1.1: 3.9 and Table 3.9]			X		Not applicable.
S5C20			X		(1) In a Class 3 building with a rise in storeys of not more than 3—

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Type A fire-resisting construction — Class 2 and 3 buildings: Concession [2019: Spec C1.1: 3.10]					(a) notwithstanding C2D10(1) and C3D7, timber framing may be used for— (i) external walls; and (ii) spandrels or horizontal construction provided for the purposes of C3D7; and
Section D Access and Egress					
Part D2 Provision for escape					
D2D1 Deemed-to-Satisfy Provisions [2019: D1.0]			X		<u>Informational clause:</u> (1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with— (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and (b) in a building in an alpine area, Part G4. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
D2D2 Application of Part [2019: D1.1]			X		<u>Informational clause:</u> The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 3 building.
NSW D2D3 Number of exits required [2019: D1.2]			X		Not applicable.
D2D4 When fire-isolated stairways and ramps are required [2019: D1.3]			X		Not applicable.
D2D5 Exit travel distances [2019: D1.4]			X		Not applicable.
D2D6 Distance between alternative exits [2019: D1.5]			X		Not applicable.
D2D7 Height of doorways in exits and paths of travel to exits [2019: D1.6(a)]			X		Not applicable.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
NSW D2D8 Width of exits and paths of travel to exits [2019: D1.6(b), (c), (d) and (e)]	X				The unobstructed width of each required exit or path of travel to an exit, must be not less than 1 m.
NSW D2D9 Width of doorways in exits or paths of travel to exits [2019: D1.6, NSW D1.6(f)(vi)]			X		Not applicable.
D2D10 Exit width not to diminish in direction of travel [2019: D1.6(g)]			X		Not applicable.
D2D11 Determination and measurement of exits and paths of travel to exits [2019: D1.6(h) and (i)]			X		Not applicable.
D2D12 Travel via fire-isolated exits [2019: D1.7]			X		Not applicable.
D2D13 External stairways or ramps in lieu of fire-isolated exits [2019: D1.8]			X		Not applicable.
D2D14 Travel by non-fire-isolated stairways or ramps [2019: D1.9]			X		Not applicable.
NSW D2D15 Discharge from exits [2019: D1.10]			X		Not applicable.
D2D16 Horizontal exits [2019: D1.11]			X		Not applicable.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
D2D17 Non-required stairways, ramps or escalators [2019: D1.12]			X		Not applicable.
NSW D2D18 Number of persons accommodated [2019: D1.13]			X		Not applicable.
D2D19 Measurement of distances [2019: D1.14]			X		Not applicable.
D2D20 Method of measurement [2019: D1.15]			X		Not applicable.
D2D21 Plant rooms, lift machine rooms and electricity network substations: Concession [2019: D1.16]			X		Not applicable.
D2D22 Access to lift pits [2019: D1.17]			X		Not applicable.
D2D23 Egress from primary schools [2019: D1.18]			X		Not applicable.
Part D3 Construction of exits					
D3D1 Deemed-to-Satisfy Provisions [2019: D2.0]			X		<p><u>Informational clause:</u></p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with—</p> <ul style="list-style-type: none"> (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and (b) in a building in an alpine area, Part G4. <p>(2) Where a Performance Solution is proposed the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
NSW D3D2 Application of Part			X		<p><u>Informational clause:</u></p> <p>(1) Except for—</p> <ul style="list-style-type: none"> (a) D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D22(5), D3D22(6), D3D26 and D3D29, the Deemed-to-Satisfy Provisions

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: NSW D2.1(c)]					of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 3 building.
D3D3 Fire-isolated stairways and ramps [2019: D2.2]			X		Not applicable.
D3D4 Non-fire-isolated stairways and ramps [2019: D2.3]			X		Not applicable.
D3D5 Separation of rising and descending stair flights [2019: D2.4]			X		Not applicable.
D3D6 Open access ramps and balconies [2019: D2.5]			X		Not applicable.
D3D7 Smoke lobbies [2019: D2.6]			X		Not applicable.
D3D8 Installations in exits and paths of travel [2019: D2.7]			X		Not applicable.
D3D9 Enclosure of space under stairs and ramps [2019: D2.8]			X		Not applicable.
D3D10 Width of required stairways and ramps [2019: D2.9]			X		Not applicable.
D3D11 Pedestrian ramps [2019: D2.10]			X		Not applicable.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D3D12 Fire-isolated passageways [2019: D2.11]			X		Not applicable.
D3D13 Roof as open space [2019: D2.12]			X		Not applicable.
NSW D3D14 Goings and risers [2019: D2.13]			X		Not applicable.
D3D15 Landings [2019: D2.14]			X		Not applicable.
NSW D3D16 Thresholds [2019: D2.15, NSW D2.15(d), (e)]			X		Not applicable.
D3D17 Barriers to prevent falls [2019: D2.16(a), (b) and (c)]			X		Not applicable.
NSW D3D18 Height of barriers [2019: Table D2.16a]			X		Not applicable.
D3D19 Openings in barriers [2019: Table D2.16a]			X		Not applicable.
D3D20 Barrier climbability [2019: Table D2.16a]			X		Not applicable.
D3D21 Wire barriers [2019: D2.16(d)]			X		Not applicable.
D3D22 Handrails			X		Not applicable.





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: D2.17]					
D3D23 Fixed platforms, walkways, stairways and ladders [2019: D2.18]			X		Not applicable.
NSW D3D24 Doorways and doors [2019: D2.19]			X		Not applicable.
D3D25 Swinging doors [2019: D2.20]			X		Not applicable.
NSW D3D26 Operation of latch [2019: D2.21]			X		Not applicable.
D3D27 Re-entry from fire-isolated exits [2019: D2.22]			X		Not applicable.
D3D28 Signs on doors [2019: D2.23]			X		Not applicable.
D3D29 Protection of openable windows [2019: D2.24]				X	<p>(1) A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in—</p> <ul style="list-style-type: none"> (a) a bedroom in a Class 3 building. <p>(2) 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:</p> <ul style="list-style-type: none"> (a) The openable portion of the window must be protected with— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (A) window restrained by a device; or (B) 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. <p>(3) A barrier with a height not less than 865 mm above the floor is required to an openable window—</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(a) in addition to window protection, when a child resistant release mechanism is required by (2)(b)(iii); and</p> <p>(b) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (1).</p> <p>(4) A barrier covered by (3) must not—</p> <p>(a) permit a 125 mm sphere to pass through it; and</p> <p>(b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
D3D30 Timber stairways: Concession [2019: D2.25]			X		Not applicable.
NSW D3D31 Doors in paths of travel to an entertainment venue [2019: NSW D2.101]			X		Not applicable.
Part D4 Access for people with a disability – This part is not applicable.					
Section E Services and equipment					
Part E1 Fire fighting equipment					
E1D1 Deemed-to-Satisfy Provisions [2019: E1.0]			X		<p>Informational clause:</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E1P1 to E1P6 are satisfied by complying with—</p> <p>(a) E1D2 to E1D16; and</p> <p>(b) in a building in an alpine area, Part G4.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
E1D2 Fire hydrants [2019: E1.3]				X	<p>(1) A fire hydrant system must be provided to serve a building—</p> <p>(a) having a total floor area greater than 500 m²; and</p> <p>(b) where a fire brigade station is—</p> <p>(i) no more than 50 km from the building as measured along roads; and</p> <p>(ii) equipped with equipment capable of utilising a fire hydrant.</p> <p>(2) The fire hydrant system must be installed in accordance with AS 2419.1.</p> <p>(3) Notwithstanding (2), a Class 8 electricity network substation need not comply with clause 4.2 of AS 2419.1 if—</p> <p>(a) it cannot be connected to a town main supply; and</p> <p>(b) one hour water storage is provided for fire-fighting.</p> <p>(4) Where internal fire hydrants are provided, they must serve only the storey on which they are located except that a sole-occupancy unit—</p>



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(a) in a Class 2 or 3 building or Class 4 part of a building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit; or</p> <p>(b) of not more than 2 storeys in a Class 5, 6, 7, 8 or 9 building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit provided the fire hydrant can provide coverage to the whole of the sole-occupancy unit.</p> <p><i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. Relevant fire safety systems are required to be designed and endorsed by an accredited practitioner (fire safety) in accordance with Section 22 of the EP&A (DC&FS) Regulation 2021.</i></p>
E1D3 Fire hose reels [2019: E1.4]			X		Not applicable.
E1D4 Sprinklers [2019: E1.5]			X		Not applicable.
E1D5 Where sprinklers are required: all classifications [2019: Table E1.5]			X		Not applicable.
E1D6 Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings [2019: Table E1.5]			X		Not applicable.
E1D7 Where sprinklers are required: Class 3 building used as a residential care building [2019: Table E1.5]			X		Not applicable.
E1D8 Where sprinklers are required: Class 6 building [2019: Table E1.5]			X		Not applicable.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E1D9 Where sprinklers are required: Class 7a building, other than an open-deck carpark [2019: Table E1.5]			X		Not applicable.
E1D10 Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings [2019: Table E1.5]			X		Not applicable.
E1D11 Where sprinklers are required: Class 9b buildings [2019: Table E1.5]			X		Not applicable.
E1D12 Where sprinklers are required: additional requirements [2019: Table E1.5]			X		Not applicable.
E1D13 Where sprinklers are required: occupancies of excessive hazard [2019: Table E1.5 (Note 4)]			X		Not applicable.
E1D14 Portable fire extinguishers [2019: E1.6 and Table E1.6]			X		Not applicable.
E1D15 Fire control centres [2019: E1.8]			X		Not applicable.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
E1D16 Fire precautions during construction [2019: E1.9]			X		Not applicable.
E1D17 Provision for special hazards [2019: E1.10]			X		Not applicable.
Part E2 Smoke hazard management – This part is not applicable.					
Part E3 Lift Installations – This part is not applicable.					
Part E4 Visibility in an emergency, exit signs and warning systems – This part is not applicable.					
Section F Health and Amenity					
Part F1 External waterproofing, rainwater management and rising damp					
F1D1 Deemed-to-Satisfy Provisions [2019: F1.0]			X		Informational clause: (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 [New for 2022]			X		(1) F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d).
F1D3 Stormwater Drainage [2019: F1.1]				X	Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F1D4 Exposed Joints [New for 2022]			X		Not applicable.
F1D5 External waterproofing membranes [2019: F1.4]			X		Not applicable.
F1D6 Damp-proofing [2019: F1.9]				X	(1) Moisture from the ground must be prevented from reaching— (a) the lowest floor timbers and the walls above the lowest floor joists; and (b) the walls above the damp-proof course; and (c) the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders. (2) Where a damp-proof course is provided, it must consist of— (a) a material that complies with AS/NZS 2904; or (b) impervious sheet material in accordance with AS 3660.1.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F1D7 Damp-proofing of floors on the ground [2019: F1.10]				X	<p>Further information required: Given the change in use from an open balcony (non-habitable) to an enclosed extension of bedroom 2 (habitable) damp-proofing of the floor is now required. It is possible that the existing floor was not constructed with damp-proofing as it wasn't a requirement for construction as an open balcony.</p> <p><i>Note: This clause does not apply to any balcony floors which have not been laid directly onto the ground (i.e. does not apply to the balconies positioned above the basement).</i></p> <p>BCA Requirements: (1) If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. (2) The requirements of (1) do not apply where— (a) weatherproofing is not required; or (b) the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
F1D8 Subfloor ventilation [2019: F1.12]			X		Not applicable.
Part F2 Wet areas and overflow protection – This part is not applicable.					
Part F3 Roof and wall Cladding					
F3D1 Deemed-to Satisfy Provisions [New for 2022]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F3P1 is satisfied by complying with F3D2 to F3D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F3D2 Roof coverings [2019: F1.5]				X	A roof must be covered with— (a) metal sheet roofing complying with AS 1562.1. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F3D3 Sarking [2019: F1.6]				X	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F3D4 Glazed assemblies [2019: F1.13]				X	(1) The following glazed assemblies in an external wall, must comply with AS 2047 requirements for resistance to water penetration: (a) Windows.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					<p>(b) Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame.</p> <p>(c) Adjustable louvres.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
F3D5 Wall cladding [New for 2022]				X	<p>(1) External wall cladding must comply with one or a combination of the following:</p> <p>(a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700.</p> <p>(b) Autoclaved aerated concrete: AS 5146.3.</p> <p>(c) Metal wall cladding: AS 1562.1.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
Part F4 Sanitary and other facilities – This part is not applicable.					
Part F5 Room heights					
F5D1 Deemed-to-satisfy Provisions [2019: F3.0]			X		<p>Informational clause:</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F5P1 is satisfied by complying with—</p> <p>(a) F5D2.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
F5D2 Height of rooms and other spaces [2019: F3.1]	X				<p>(1) The height of rooms and other spaces in a Class 3 building must be not less than—</p> <p>(a) for a habitable room excluding a kitchen — 2.4 m.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</p>
Part F6 Light and Ventilation					
F6D1 Deemed-to-Satisfy Provisions [2019: F4.0]			X		<p>Informational clause:</p> <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F6P1 to F6P5 are satisfied by complying with—</p> <p>(a) F6D2 to F6D12.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
F6D2 Provision of natural light [2019: F4.1]			X		Not applicable.
F6D3 Methods and extent of natural light [2019: F4.2]			X		Not applicable.
F6D4			X		Not applicable.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Natural light borrowed from adjoining room [2019: F4.3]					
F6D5 Artificial lighting [2019: F4.4]				X	(1) Artificial lighting must be provided— (a) if natural light of a standard equivalent to that required by F6D3 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in— (i) Class 3 building — to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress. (2) The artificial lighting system must comply with AS/NZS 1680.0. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
NSW F6D6 Ventilation of rooms [2019: F4.5]				X	A habitable room 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. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F6D7 Natural ventilation [2019: F4.6]	X				(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. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F6D8 Ventilation borrowed from adjoining room [2019: F4.7]			X		Not applicable.
F6D9 Restriction on location of sanitary compartments [2019: F4.8]			X		Not applicable.
F6D10 Airlocks [2019: F4.9]			X		Not applicable.
F6D11			X		Not applicable.



BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
Carparks [2019: F4.11]					
F6D12 Kitchen local exhaust ventilation [2019: F4.12]			X		Not applicable.
Part F7 Sound transmission and insulation – This part is not applicable.					
Part F8 Condensation management – This part is not applicable.					
Section G Ancillary Provisions					
Part G1 Minor structures and components – This part is not applicable.					
Part G2 Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues – This part is not applicable.					
Part G3 Atrium Construction – This part is not applicable.					
Part G4 Construction in alpine areas					
G4D1 Deemed-to-Satisfy Provisions [2019: G4.0]			X		Informational clause: (1) Where a Deemed-to-Satisfy Provisions is proposed, Performance Requirements G4P1 to G4P4 are satisfied by complying with— (a) G4D2 to G4D8. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
G4D2 Application of Part [2019: G4.1]				X	(1) The Deemed-to-Satisfy Provisions of this Part apply to any building constructed in an alpine area in addition to other Deemed-to-Satisfy Provisions of NCC Volume One. (2) Where any Deemed-to-Satisfy Provisions are in conflict, the provisions of this Part take precedence. <i>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</i>
G4D3 External doors [2019: G4.3]				X	Not applicable.
G4D4 Emergency lighting [2019: G4.4]			X		Not applicable.
G4D5 External trafficable structures [2019: G4.5]			X		Not applicable.
G4D6 Clear space around buildings [2019: G4.6]				X	A building must be so constructed that— (a) if any part of an external wall is more than 3.6 m above the natural ground level — the distance of that part from a boundary other than a road alignment is not less than 2.5 m plus an





BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	Informational NA or	Compliance Required	COMMENTS
					additional 100 mm for each 300 mm or part thereof by which that part of the wall exceeds a height of 3.6 m; and Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
G4D7 Fire-fighting services and equipment [2019: G4.8]			X		Not applicable.
G4D8 Fire orders [2019: G4.9]				X	Every Class 2, 3 or 9 building must display a notice clearly marked "FIRE ORDERS" in suitable locations near the main entrance and on each storey, explaining— (a) the method of operation of the fire alarm system and the location of all call-points; and (b) the location and methods of operation of all fire-fighting equipment; and (c) the location of all exits; and (d) the procedure for evacuation of the building. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
Part G5 Construction in bushfire prone areas					
G5D1 Deemed-to-Satisfy Provisions [2019: G5.0]			X		Informational clause: (1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements G5P1 and subject to G5D2, G5P2, are satisfied by complying with G5D3 and G5D4. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
NSW G5D2 Application of Part [2019: G5.1]			X		The Deemed-to-Satisfy Provisions of this Part apply in a designated bushfire prone area to— (a) a Class 3 building.
NSW G5D3 Protection — residential buildings [2019: G5.2]				X	In a designated bushfire prone area the following must comply with AS 3959: (a) A Class 3 building. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
G5D4 Protection — certain Class 9 buildings [New for 2022]			X		Not applicable.
Part G6 Occupiable outdoor areas – This part is not applicable.					
Part G7 Liveable housing design – This part is not applicable.					
Section J Energy Efficiency – Refer to energy efficiency consultant's report					



5.0 CONCLUSION

This report provides a Building Code of Australia 2022 (BCA) assessment of the proposed alterations and additions to the existing tourist accommodation building, located at 20 Candle Heath Road, Perisher Valley (The stables Resort Perisher).

The primary purpose of this report was to identify the non-compliance matters contained in the proposed design philosophy against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

This report provided a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations that are also outlined in the Executive Summary.

Further, if compliance with the deemed-to-satisfy provisions is not achievable or desirable, Alternative Solutions could be further developed and verified by an appropriately qualified BCA Consultant or Fire Safety Engineer.

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6.0 ATTACHMENT A - INSPECTION & MAINTENANCE

6.1 Fire Safety Measures

The fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied. All firefighting equipment should be tagged when tested/inspected and log books kept up-to-date for all smoke detection, warning systems and sprinkler systems (where installed).

An annual fire safety certificate must be submitted to the local consent authority and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annual fire safety statement should be displayed in a prominent place within the building (i.e. the main entry foyer)

The correct operation and maintenance of the buildings fire safety measures is critical in affording an adequate level of fire safety.

6.2 Good Housekeeping

The ongoing management of the building should ensure good housekeeping procedures. The following matters should be considered by building management:

- ❖ Ensure exits and paths of travel to exits remain unobstructed (in particular stairways)
- ❖ Avoid storage of materials in unoccupied areas
- ❖ Limit storage of flammable/combustible materials to designated and approved areas
- ❖ Prevent chocking open fire/smoke doors
- ❖ Prevent storage of materials that could hinder access to firefighting equipment

7.0 ATTACHMENT B – TYPE A FIRE-RESISTING CONSTRUCTION

S5C11 Type A fire-resisting construction — fire-resistance of building elements

[2019: Spec C1.1: 3.1 and Table 3]

(1) In a building required to be of Type A construction—

(a) each building element listed in Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e, S5C11f and S5C11g, and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the particular class of building concerned; and

(b) any internal wall required to have an FRL with respect to integrity and insulation must extend to—

(i) the underside of the floor next above; or

(ii) the underside of a roof complying with Table S5C11g; or

(iii) if under S5C15 the roof is not required to comply with Table S5C11g, the underside of the non-combustible roof covering 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) a ceiling that is immediately below the roof and has a resistance to the incipient spread of fire to the roof space between the ceiling and the roof of not less than 60 minutes; and

(c) 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) subject to (2), fire-protected timber; or

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

(d) the FRLs specified in Table S5C11c for an external column apply also to those parts of an internal column that face and are within 1.5 m of a window and are exposed through that window to a fire-source feature.

(2) For the purposes of (1)(c)(iii), fire-protected timber may be used, provided that—

(a) the building is—

(i) a separate building; or

(ii) a part of a building—

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

(B) 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 17; 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 9.

(3) For the purposes of Table S5C11a and Table S5C11b, external wall includes any column and other building element incorporated within it or other external building element.

Table S5C11a: Type A construction: FRL of loadbearing parts of external walls

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180
3 m or more	90/60/30	120/60/30	180/120/90	240/180/90

Table S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	-/90/90	-/120/120	-/180/180	-/240/240
1.5 to less than 3 m	-/60/60	-/90/90	-/180/120	-/240/180
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

Column type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing</i>	90/-/-	120/-/-	180/-/-	240/-/-
<i>Non-loadbearing</i>	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11d: Type A construction: FRL of common walls and fire walls

Wall Type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing or non-loadbearing</i>	90/90/90	120/120/120	180/180/180	240/240/240

Table S5C11e: Type A construction: FRL of loadbearing internal walls

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	90/90/90	120/120/120	180/120/120	240/120/120
Bounding public corridors, public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-
Between or bounding sole-occupancy units	90/90/90	120/-/-	180/-/-	240/-/-
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

Table S5C11f: Type A construction: FRL of non-loadbearing internal walls

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	-/90/90	-/120/120	-/120/120	-/120/120
Bounding public corridors, public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units	-/60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	-/90/90	-/90/90	-/120/120	-/120/120

Table S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60