



Project: Bathroom and Laundry Refurbishment Valley Terminal Building Thredbo.

REPORT NO: 22116B

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EXECUTIVE SUMMARY

Kosciusko Thredbo Pty Ltd are proposing to refurbish the internal wall and floor tiles to the bathrooms and laundries within the staff accommodation for the Valley Terminal building.

The proposed works are required due to significant wear and tear on the existing facilities.

The refurbishment is to replace the existing facilities old for new, the configuration of facilities will not change, and no structural alterations are proposed.

Clause 64 of the Environmental Planning and Assessment Regulation 2021 provides a provision where the consent authority may require upgrade of buildings if the consent authority determines the measures contained in the building are inadequate-

- (i) to protect persons using the building, if there is a fire, or
- (ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or
- (iii) to restrict the spread of fire from the building to other buildings nearby.

The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

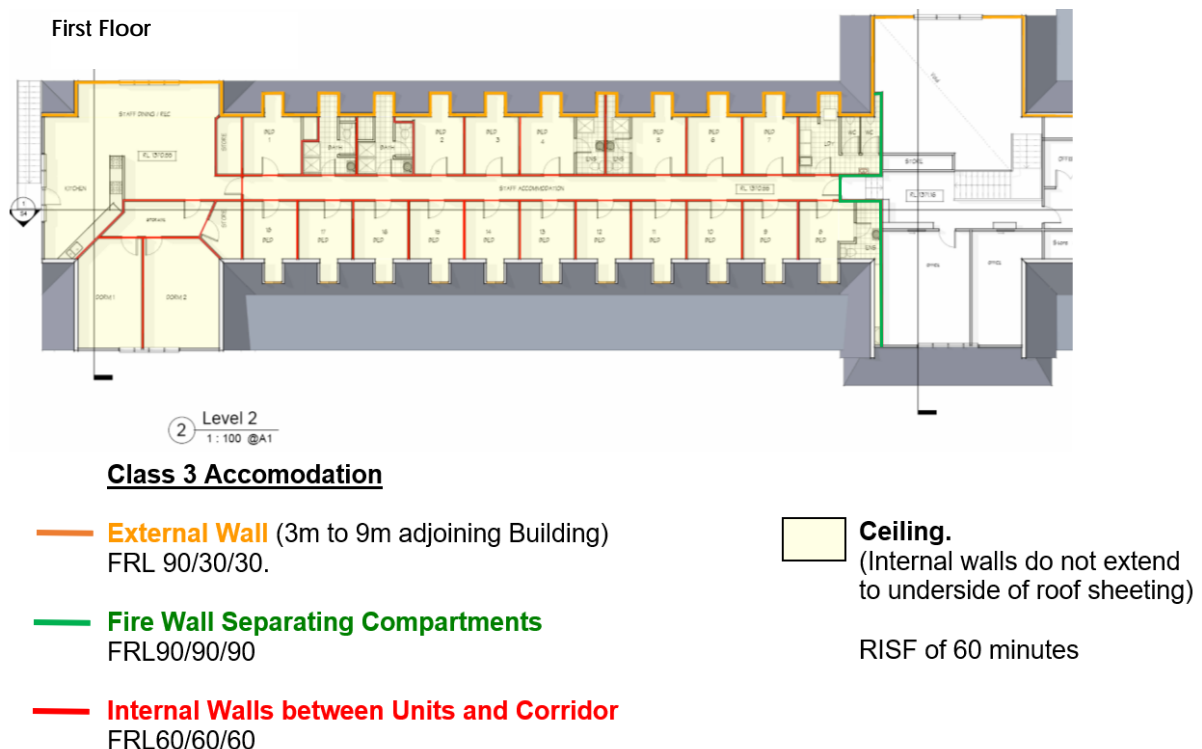
Complete Certification has been engaged to determine the possible upgrade requirements that may be required as a result of these internal works.

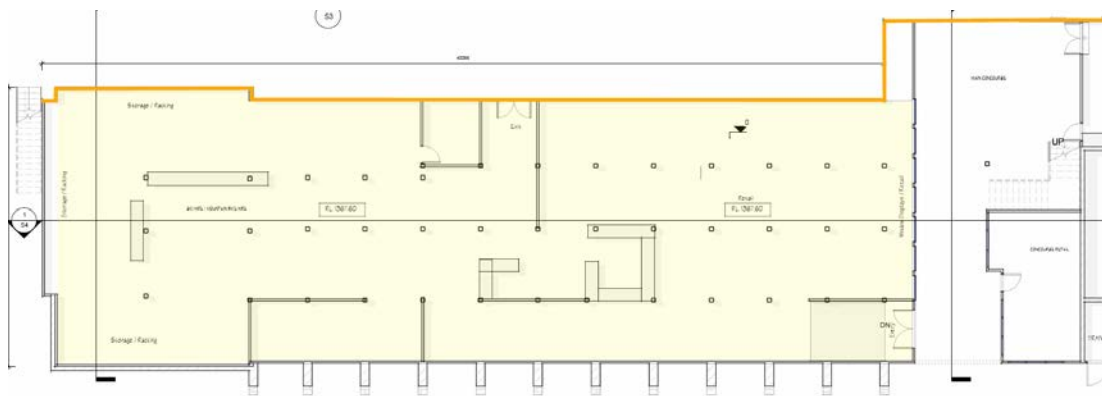
The following works are required to address the Deemed to Satisfy Provisions of the National Construction Code (NCC), alternatively a performance solution may be developed by an appropriately qualified Fire Engineer.

1) Upgrade to Internal Fire Separation.

The walls, ceilings and floor marked up below will need to be upgraded with fire rated plasterboard.

Refer to the specifications from CSR outlined in Appendix 1 of this report on how to achieve the required Fire Resistance Levels (FRL's)





External Wall (3m to 9m adjoining Building)
FRL 180/90/60.

(Note: CSR does not provide a fire rated plasterboard solution for this FRL. Alternative products will need to be sourced.)

Ceiling.
(Internal walls to extend to the underside of the floor with FRL30/30/30 (including beams))

Loadbearing Columns
FRL180/-/-

(Note: CSR does not provide a fire rated plasterboard solution for this FRL. Alternative products will need to be sourced.)

2) Non-Combustible Building Elements

External walls that are required to have an FRL, must be of non-combustible construction. A fire engineered performance solution will be developed to address this requirement.

3) Fire Hazard Properties

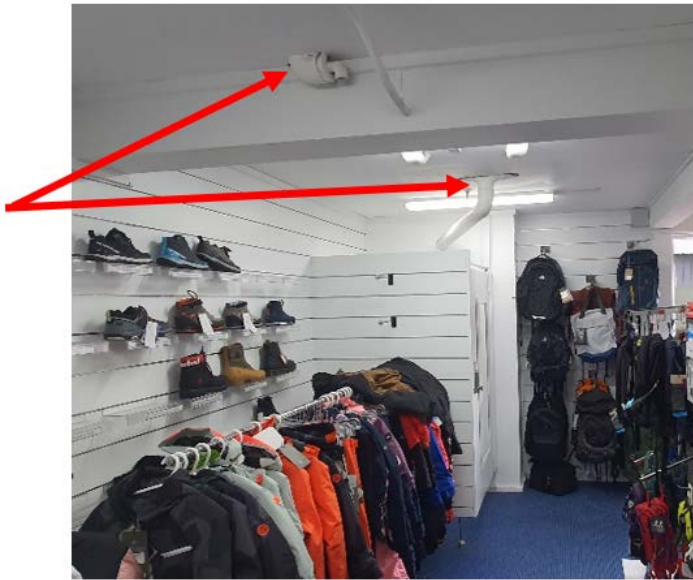
The fire hazard properties of the new carpet must comply with Specification C1.10. The carpet must have a Critical Radiant flux (CRF) of not less than 2.2kW/m², and maximum Smoke Development Rate of 750 percent minutes.

4) Doorways in Fire Walls

The door separating the class 3 accommodation from the mountain office area is to be a Self-Closing Fire Door FRL-/90/30. Confirmation to be provided as part of the AFSS.



- 5) All Openings or penetrations for services in the ceilings and below the staff accommodation are to be protected to limit fire through these openings. The openings must be protected in accordance with the requirements of C3.15, with proprietary fire collars or the like.



- 6) Openings in the ceilings to the staff accommodation are to be protected to limit the spread of fire. Fire collars, fire dampers and fire rated access panels to these openings.



7) Accessibility

The replacement of the floor and wall tiles to the existing bathrooms and laundry does not increase the floor area of the building. The building is not being extended and the existing footprint is not being modified. The proposed works are for the replacement of an existing wall and floor linings. Therefore, the requirements of the Access to Premises Standard 2010 are not triggered.

Clause 64 of the EPA Regulations permits the consent authority to require the building to be brought into total conformity with the current building code requirements. Given the minor nature of the works and that the building was constructed under superseded building requirements this would be considered unreasonable due to the significant modification that would be required to provide wheelchair access to the staff accommodation area.

REVISION STATUS				
REVISION	DATE	STATUS	WRITTEN	CHECKED
B	14/3/2023	Final	MS	MS

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1. INTRODUCTION

Complete Certification Pty Ltd have been commissioned to undertake an assessment of the proposed refurbishment of the internal wall and floor tiles to the bathrooms and laundries contained within the staff accommodation within the Kosciusko Valley Terminal building, against the Deemed to Satisfy provisions of the Building Code of Australia 2019 Volume 1 Amd 1 (BCA).

The proposed works are required due to significant wear and tear on the existing facilities.

The refurbishment is to replace the existing facilities old for new, the configuration of facilities will not change, and no structural alterations are proposed.

Clause 64 of the Environmental Planning and Assessment Regulation 2021 provides a provision where the consent authority may require upgrade of buildings if the consent authority determines the measures contained in the building are inadequate-

- (i) to protect persons using the building, if there is a fire, or
- (ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or
- (iii) to restrict the spread of fire from the building to other buildings nearby.

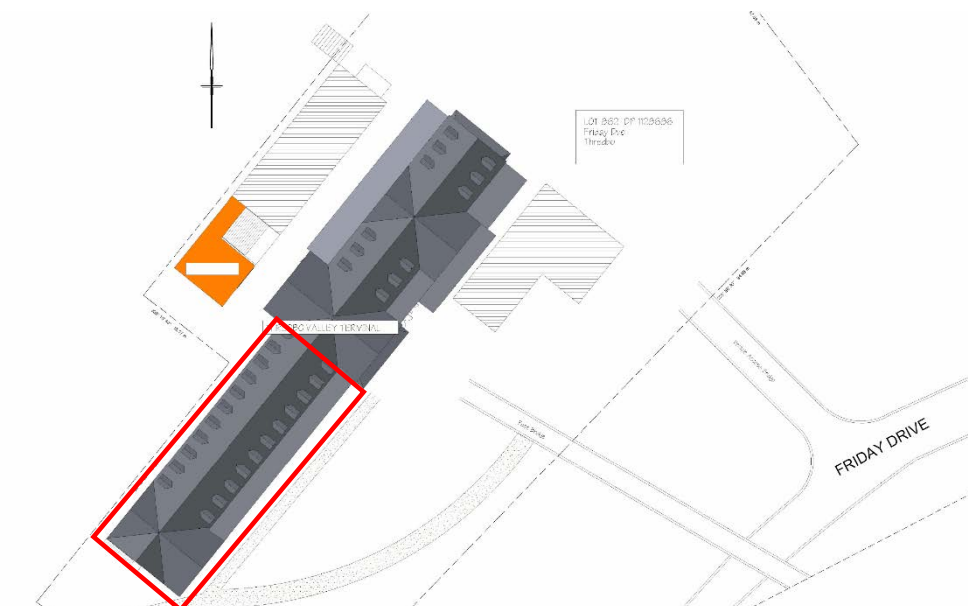
The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

Complete Certification has been engaged to determine the possible upgrade requirements that may be required as a result of these internal works.

2. DEVELOPMENT DESCRIPTION

The proposed development is for

- The internal refurbishment of the existing toilet facilities.

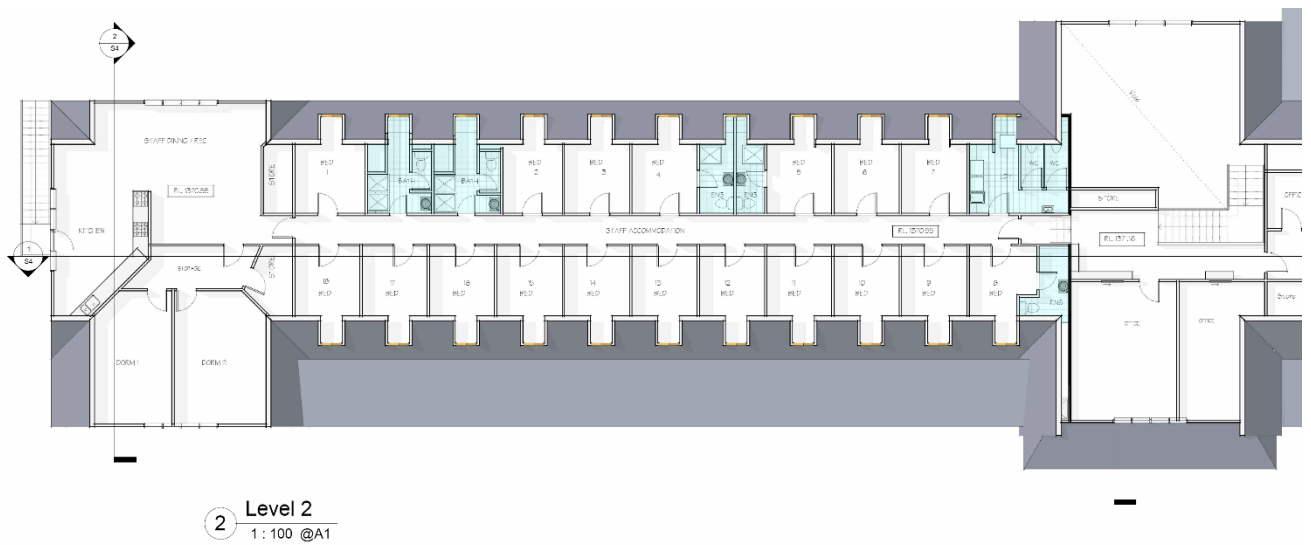


Location of proposed laundry and toilet refurbishments



3. Proposed Development.

No external work proposed.



Internal refurbishment of existing toilet facilities and laundry (blue)



Shower Area (typical)

4. REFERENCED DOCUMENTATION

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- Building Code of Australia 2019 Vol 1 (BCA) and Guide to the BCA 2019 (BCA).
- Disability (Access to Premises) Standards 2010.
- Guideline on the Application of the Premises Standards Version 2 – February 2013.
- Architectural drawings prepared by Jude Little Drafting dated 17/05/2022. revision D.

Drawing Title	No.
Cover Sheet	S1
Floor Plans	S2
Elevations	S3
Sections	S4

5. LIMITATIONS AND EXCLUSIONS

The limitations and exclusions of this report are as follows:

- No assessment has been undertaken with respect to the Disability Discrimination Act 1992 (DDA, or the Disability (Access to Premises – Buildings) Standards 2010 for the existing building (other than the toilet facilities). The building owner should be satisfied that their obligations under the DDA have been addressed.

The Report does not address matters in relation to the following

- Local Government Act and Regulations:
- Occupational Health and Safety Act and Regulations.
- Work Cover Authority requirements.
- Water, drainage, gas, telecommunications and electricity supply authority requirements.
- Disability Discrimination Act 1992.
- Complete Certification Pty Ltd do not guarantee acceptance of this report by Local Council, NSW Fire Brigades, the appointed Registered Certifier or other Approval / Government Authorities.
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The following items are outside the scope of this report:

- Reporting on hazardous materials, OH&S matters or construction 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
- Assessment 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
- Full compliance for access for people with disabilities under Part D3 and F2.4 of the BCA (a separate compliance report is to be provided from a specialist access consultant)
- Consideration of local planning policies
- Environmental, planning or heritage issues
- Requirements of statutory authorities
- Pest inspection or assessment of building damage caused by pests.
- Energy efficiency Part J.

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This document has been prepared solely for the use of our client in accordance with our agreement. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. The advice given is based on a professional judgement and an assessment of the information that could be derived at the time of the writing the report. Opinions, judgments and recommendations detailed in this document are based on our understanding and interpretation of current statutory and regulatory obligations and standards and should not be construed as legal opinions

The final assessment and approval is to be issued by the Development Consent Authority.

CLASSIFICATION

The building has been classified in accordance with the following table:

Part A3 - Classification of Buildings and Structures	Clause A3.2 Classification – Class 3: Residential Class 5: Offices Class 6: Retail
Rise in Storeys:	2 (as per C1.2 of BCA)
Type of Construction:	Type B (as per C2.2 of BCA) Note: concession C1.5 cannot be applied.
Effective Height:	<12m <i>Effective height means the vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey.</i>

Gross floor areas & volume	Does not exceed limits set by table C2.2 for Type B construction for class 5 & 6 parts
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6. CLAUSE-BY-CLAUSE BCA ASSESSMENT OF THE PROPOSED ALTERATIONS

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.

SECTION C	FIRE RESISTANCE	
Part C1	Fire Resistance and Stability	
C1.1 – Type of construction required	The minimum type of fire-resisting construction of a building must be that specified in Table C1.1 and Specification C1.1.	
	Building elements are required to achieve the FRLs specified in table 4.	

Ground Floor – Retail

— External Wall (3m-9m adjoining Building) FRL180/90/60

— Loadbearing Columns FRL180/-/-

□ Ceiling/Floor – FRL30/30/30

① Level 1
1:100 @A1

Class 3 Accommodation

— External Wall (3m-9m adjoining Building) FRL90/60/30

— Fire Wall Separating Compartments FRL90/90/90

— Internal Walls between units and corridor FRL60/60/60

□ Ceiling: RISF 60 minutes.

② Level 2
1:100 @A1

Figure 1


C1.2 – Calculation of Rise in Storeys	The rise in storeys of a building 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 calculated in accordance with the requirements set out in this clause. Effective height means the vertical distance between the floor in the lowest storey included in the calculation of rise in storeys and the floor of the top most storey (excluding the top most storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).	The building contains a Rise in Storeys (RIS) of Two (2).
C1.3 – Buildings of multiple classifications	In a building of multiple classifications, the type of construction required for the building is the most fire-resisting type resulting from the application of Table C1.1 on the basis that the classification applying to the top storey applies to all storeys.	Noted The building contains class 3,5 and 6 classes. The top storey is class 3 and Type B construction will be applied.
C1.4 – Mixed types of construction	A building may be of mixed types of construction where it is separated in accordance with C2.7 and the type of construction is determined in accordance with C1.1 or C1.3.	Mixed type of construction not proposed. The building will be required to achieve Type B construction throughout.
C1.5 – Two storey Class 2, 3 or 9c buildings	A building having a rise in storeys of two may be of Type C construction provided that it complies with the requirements set out in this clause. A building having a rise in storeys of 2 may be of Type C construction if- (a) it is a Class 2 or 3 building or a mixture of these classes and each sole-occupancy unit has- (i) access to at least 2 exits; or (ii) its own direct access to a road or open space;	Not Applicable. Clause C1.5 cannot be applied as the SOU's as the first-floor class 3 part is above a class 6 part. (retail)
C1.8 - Lightweight Construction	Lightweight construction must comply with Specification C1.8 if used in a wall system in accordance with sub-clauses (a) & (b).	Noted. Lightweight construction is to comply to this clause and Specification C1.8.
C1.9 – Non-Combustible Building Elements	(a) In a building <i>required</i> to be of Type A or B construction, the following building elements and their components must be <i>non-combustible</i> : (i) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. (ii) The flooring and floor framing of lift pits. (iii) Non-loadbearing <i>internal walls</i> where they are <i>required</i> to be <i>fire-resisting</i> . (b) A <i>shaft</i> , being a lift, ventilating, pipe, garbage, or similar <i>shaft</i> that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of <i>non-combustible</i> construction in— (i) a building <i>required</i> to be of Type A construction; and	Compliance Issue This clause requires the external walls of type B construction for new work to be non-combustible. The existing building is timber framed and timber clad. A performance solution will be developed to address the requirements of this clause for the parts of the building affected by this requirement.


	(c) A <i>loadbearing internal wall</i> and a <i>loadbearing fire wall</i> , including those that are part of a <i>loadbearing shaft</i> , must comply with Specification C1.1.	
C1.10 – Early Fire Hazard Properties	<p>The fire hazard properties of the following – Linings, materials and assemblies – must comply with Specification C1.10 by way of test reports / certificates provided from a <i>registered testing authority</i> (within the meaning of the BCA):</p> <ul style="list-style-type: none"> (i) Floor linings and floor coverings. (ii) Wall linings and ceiling linings. (iii) Air-handling ductwork. (iv) Lift cars. (v) sarking-type materials (vi) Attachments to floors, ceilings, internal walls and the internal linings of external walls. (vii) Other materials including insulation materials other than sarking-type materials. 	<p>Noted.</p> <p>Carpets and wall linings are to comply to the requirements of C1.10.</p> <p>New carpet is to comply to have a Critical Radiant Heat Flux (CHF) of not less than 2.2kW/m² and a maximum smoke development rate of 750 percent minutes.</p>
C1.14 – Ancillary Elements	This Clause specifies that ancillary elements such as claddings, awnings, shade structures or the like which are fixed to or attached to the external wall must be of non-combustible construction.	<p>Noted</p> <p>Any ancillary elements are to be non-combustible.</p>

Part C2	Fire Compartmentation & Separation	
C2.1 – Application of Part	C2.2, C2.3 & C2.4 do not apply to a carpark provided with a sprinkler system complying with Specification E1.5, an open deck carpark or an open spectator stand.	Noted
C2.2 – General Floor Area Limitations	This clause sets out the parameters for the area and volume of Class 5, 6, 7, 8 & 9 buildings as required by sub-clauses (a), (b) & (c).	<p>Noted</p> <p>Fire compartment floor area and volume limitations set by Table C2.2 for Type B construction do not apply to the class 3 part.</p>
C2.8 – Separation of Classifications in the Same Storey	<p>If a building has parts of different classifications located alongside one another in the same storey, each element must have the required higher FRL for the classifications concerned.</p> <p>Alternatively, the parts may be separated by a fire wall having the higher FRL for the classifications prescribed in Table 5 of BCA Specification C1.1 (for Type C Construction),</p>	<p>Noted.</p> <p>Refer to Figure 1 & Specification C1.1 for schedule of FRL's for Type B Construction.</p>
C2.9 – Separation of Classifications in different Storeys.	<p>This clause specifies the required separation between parts of a building which are of a different classification, situated one above another, to minimise the risk of a fire in one classification causing the failure of building elements in another classification in a different storey.</p> <p>Type B or C construction — If one of the adjoining parts is of Class 2, 3 or 4, the floor separating the part from the storey below must-</p>	<p>Noted.</p> <p>Refer to Figure 1 & Specification C1.1 for schedule of FRL's for Type B Construction.</p>

	<p>(i) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or</p> <p>(ii) have an FRL of at least 30/30/30; or</p> <p>(iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.</p>	
C2.12 – Separation of equipment	<p>Equipment as listed below must be separated from the remainder of the building with construction that achieves an FRL of 120/120/120 and doorways being self-closing -/120/30 fire doors:</p> <ul style="list-style-type: none"> • Lift motors and lift control panels; or • Emergency generators used to sustain emergency equipment operating in the emergency mode; or • Central smoke control plant; or • Boilers; or • A battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours. • Separation of on-site fire pumps must comply with the requirements of AS 2419.1. 	Noted. Separation of emergency equipment is not contained in the class 3 part.
C2.13 – Electricity supply system	To ensure certain types of electrical equipment to operate during an emergency the requirements of sub-clauses (a), (b) (c), (d) & (e) must be complied with relating to sub-stations, sub-mains and main switchboards.	Noted. This clause is not applicable to the proposed upgrades in the class 3 part.
C2.14 – Public Corridors in Class 2 and 3 Buildings	In a Class 2 or 3 building a public corridor, if more than 40m in length, must be divided at intervals of not more than 40m with smoke-proof walls complying with Clause 2 of Specification C2.5.	Not Applicable. The common corridor in the class 3 accommodation is not more than 40m.

Part C3	Protection of Openings	
C3.1 – Application of Part	Openings listed in C3.1(a) need not comply with the Deemed-to-Satisfy Provisions of Part C3 . Openings listed in C3.1(b) & (c) must comply with the relevant Part C3 Deemed-to-Satisfy Provisions	Noted
C3.2 – Protection of openings in external walls	<p>Openings in an external wall that is required to have an FRL must –</p> <p>(a) If the distance between the opening and the fire-source feature to which it is exposed is less than –</p> <p>(i) 3 m from a side or rear boundary of the allotment; or</p> <p>(ii) 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</p> <p>(iii) 6 m from another building on the allotment that is not a Class 10, be protected in accordance with C3.4 and if wall-wetting sprinklers are used, they are located externally; and</p>	Not applicable to the internal works.

	(b) If the required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand.	
C3.3 – Protection of Openings in External Walls in Different Fire Compartments	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must be not less than that set out in Table C3.3.	Protection of openings between compartments is not required.
C3.4 – Acceptable Methods of Protection	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must be not less than that set out in Table C3.3.	<p>Noted.</p> <p>Window and door openings within 6m of the adjoining buildings and structures are to be protected in accordance with the requirements of this clause.</p> <p>Where protection is required, doorways, windows and other openings must be protected as follows:</p> <p>(i) Doorways-</p> <p>(A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or</p> <p>(B) –/60/30 fire doors that are self-closing or automatic closing.</p> <p>(ii) Windows-</p> <p>(A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(B) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(C) –/60/– automatic closing fire shutters.</p>
C3.5 – Doorways in Fire Walls	Doorways in fire walls, that are not part of a horizontal exit, must be protected by a fire door or fire shutter that has an FRL of not less than that required for the firewall except that the insulation rating must be at least 30.	<p>The door separating the class 3 accommodation onto the mountain office area is to be a Self-Closing Fire Door FRL-/90/30.</p> 
C3.6 – Sliding Fire Doors	If a doorway in a fire wall is fitted with a sliding fire door which is open when the building is in use it must be activated in accordance with the requirements of this clause and warning signs must be installed on either side of the doorway.	<p>Not Applicable.</p> <p>The architectural plans do not indicate a sliding fire door is proposed.</p>

C3.7 – Protection of Doorways in Horizontal Exits	Horizontal exits must be protected by a single fire door unless the subject building is a Class 7 or 8. The doors are to have an FRL as required by Specification C1.1.1 for the wall. The doors must be self-closing or automatic-closing and gives details of the deemed-to-satisfy methods of activation.	Not Applicable No horizontal exits proposed.
C3.8 – Openings in Fire Isolated Exits	Doorways that open into fire-isolated exits must be protected by -/60/30 fire doors that are self-closing or automatic closing upon fire trip. A window in the external walls of fire-isolated exits must be protected in accordance with C3.4 if it is within 6m of and exposed to a window or other opening in a wall of the same building other than in the same fire-isolated enclosure.	Not Applicable The renovation works do not require fire isolated exits.
C3.9 – Service Penetrations in Fire Isolated Exits	Fire isolated exits must not be penetrated by any services other than electrical wiring as permitted by D2.7(e), ducting associated with a pressurisation system or water supply pipes for fire services.	Not Applicable The development does not require fire isolated exits.
C3.10 – Openings in Fire Isolated Lift Shafts	Lift shafts are required to be fire-isolated and the entrance doorway must be protected by -/60-fire doors and the lift indicator panels must be backed by construction having an FRL of not less than /60/60 if it exceeds 35000mm ² .	Not Applicable The development does not require fire isolated lift shaft.
C3.11 – Bounding Construction for Class 2, 3 and 4 Buildings	This clause provides the requirements for the level of protection to the bounding walls of sole occupancy units or public corridors in Class 2 & 3 buildings and Class 4 portions of buildings of Types A, B & C Construction.	Applies. Self-closing, tight fitting, solid core door, not less than 35 mm thick are provided to the SOU's.
C3.12 – Openings in floors and Ceilings for services	Penetrations through certain floors and ceilings in buildings of Type A Construction must be protected to limit the spread of fire through openings in these building elements.	Noted. All Openings or penetrations for services in the ceilings and below the staff accommodation are to be protected to limit fire through these openings. The openings must be protected in accordance with the requirements of C3.15, with proprietary fire collars, dampers and fire rated access panels.
		
C3.13 – Openings in Shafts	This clause specifies that in buildings of Type A Construction, openings in shafts must be protected (generally with 1 hour fire rated shafts and doors).	Noted Not Type A Construction.

C3.14	<i>Repealed</i>	
C3.15 – Openings for service installations	Services which pass through or intersect building elements that have an FRL, must be suitably protected to prevent the spread of fire. This clause applies only to an element required to have an FRL with respect to integrity or insulation. Specification C3.15 prescribes materials and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL.	Note Services passing through the floor below the staff accommodation are to be protected to prevent the spread of fire in accordance with the requirements of this clause.
C3.16 – Construction Joints	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 identical with a prototype tested in accordance with AS 1530.4 to achieve the required FRL.	Noted
C3.17 – Columns Protected with Lightweight Construction to Achieve an FRL	A column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire.	Noted Lightweight construction is to be installed in accordance with the requirements of this clause.

4.0	Type B Construction		
4.1(a)	Fire resistance of building elements Each building element listed in Table 4, and any beam or column incorporated in it, must have an FRL not less than that listed in the Table for the particular Class of building concerned.	Noted	Refer table 4 extract below.
4.1(b)	*****		Clause not used.
4.1 (c)	If a stair shaft supports any floor or a structural part of it	N/A	The existing stair does not support a floor.
4.1(d)	any internal wall which is required to have an FRL with respect to integrity and insulation, except a wall that bounds a sole-occupancy unit in the topmost (or only) storey and there is only one unit in that storey, must extend to- (i) the underside of the floor next above if that floor has an FRL of at least 30/30/30; or (ii) the underside of a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or (iii) the underside of the roof covering if it is non-combustible and, except for roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not be crossed by timber or other combustible building elements; or (iv) 450 mm above the roof covering if it is combustible;	X	Compliance Issue. The internal walls separating the class 3 SOU's which are required by Table 4 to have an FRL must extend- (i) to the underside of the floor next above if that floor has an FRL of at least 30/30/30 or a fire-protective covering on the underside of the floor; or (ii) to the underside of a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or (iii) to the underside of the roof covering if it is non-combustible, and except for roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not be crossed by timber or other combustible building The Separating walls and ceilings to the Class 3 accommodation to be provided with DTS compliant FRL's or a



			Performance Solution to be developed by a Fire Engineer.
4.1(e)	<p>A <i>loadbearing internal wall</i> and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from—</p> <ul style="list-style-type: none"> (i) concrete; or (ii) masonry; or (iii) fire-protected timber, provided that— <ul style="list-style-type: none"> (A) the building is— <ul style="list-style-type: none"> (aa) a separate building; or (bb) a part of a building— <ul style="list-style-type: none"> (AA) which only occupies part of a storey, and is separated from the remaining part by a fire wall; or (BB) which is located above or below a part not containing fire-protected timber and the floor between the adjoining parts is provided with an FRL not less than that prescribed for a fire wall for the lower storey; and (B) the building has an effective height of not more than 25 m; and (C) the building has a sprinkler system (other than a FPAA101D or FPAA101H system) throughout complying with Specification E1.5; and (D) any insulation installed in the cavity of the timber building element required to have an FRL is non-combustible; and (E) cavity barriers are provided in accordance with Specification C1.13; or (iv) any combination of (i) to (iii); and 	Noted	<p>Concession clause 4.3 of specification C1.1 can be applied for the class 3 part.</p> <p>The building does not have a rise of more than 2 and timber framing may be used for the loadbearing internal walls.</p>
4.1(f)	*****		Clause not used.
4.1(g)	in a Class 5, 6, 7, 8 or 9 building, in the storey immediately below the roof, internal columns and internal walls other than fire walls and shaft walls, need not comply with Table 4; and	X	Not applicable to this building.
4.1(h)	*****		Clause not used.

4.1(i)	<p>in a Class 2 or 3 building, except where within the one sole-occupancy units, or a Class 9a health-care building or a Class 9b building, a floor separating storeys or above a space for the accommodation of motor vehicles or used for storage or any other ancillary purpose, must—</p> <p>(i) be constructed so that it is at least of the standard achieved by a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or</p> <p>(ii) have an FRL of at least 30/30/30; or</p> <p>(iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal;</p>		<p>Compliance Issue</p> <p>The floor separating storeys to be FRL30/30/30 or provided with a <i>fire protective covering</i>.</p> <p>The Separating walls and ceilings to the Class 3 accommodation to be provided with DTS compliant FRL's or a Performance Solution to be developed by a Fire Engineer.</p>
4.1(j)	(i) 9c Buildings.	Not applicable	Not a 9c building.

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

4.2 – Carparks	Noted
4.3 Class 2 and 3 buildings: Concession	<p>Noted.</p> <p>The building is constructed using masonry construction.</p> <p>Clause 4.2 will permit low-rise Class2 and 3 buildings which are required to be of Type B construction to be constructed with timber framing and/or non-combustible materials.</p>

SECTION D ACCESS AND EGRESS		
PART D1	Provisions for Escape	
D1.1 – Application of part	The Deemed-to-Satisfy provisions of this Part do not apply to the internal parts of a sole-occupancy unit of a Class 2 or 3 building or a Class 4 part of a building.	Noted
D1.2 – Number of Exits Required	This clause requires the provision of sufficient exits to enable safe egress in case of an emergency. Clause D1.2 provides that all buildings must have at least one exit from each storey and sets out circumstances in which more than one exit may be required.	Exits are provided at each end of the central corridor.
D1.3 When fire isolated stairs & Ramps Required	This clause specifies when fire isolated stairs are required in buildings	A fire isolated stair is not required in this building. The class 3 & class 5 parts do not connect more than 2 consecutive storeys.
D1.4 – Exit Travel Distances	<ul style="list-style-type: none"> • Clause specifies the permitted travel distances allowable from Class 2 to Class 9 buildings. • Class 3 buildings, 6m from a single exit of any SOU. • Maximum 20m to an exit or 20m to a point of choice between alternative exits. Maximum distance to one of those exits is 40m. • Notwithstanding the above in a Class 5 or 6 part, the distance to a single exit serving a tenancy or storey which opens to open space may be increased to 30m. 	Travel distances to the exits comply for the class 3 part.
D1.6 – Dimensions of exits	<p>This clause sets out the minimum dimensions such as height and width of paths of travel from Class 2 to 9 buildings. It also specifies the minimum dimensions of doorways from the various compartments and the width of exit doors from buildings depending on the uses and functions carried out therein.</p> <p>For a Class 5 or 6 building, the following exits dimensions are required:</p> <ul style="list-style-type: none"> • Doorways – unobstructed width of not less than 850mm, whilst the door height must be not less than 1980mm. • Corridors – Exits or paths of travel leading to an exit must achieve a minimum unobstructed width of not less than 1m. 	Dimension of exits comply for the class 3 part.

	<p>If the storey, mezzanine or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width, except for doorways, must be increased to—</p> <ul style="list-style-type: none"> (i) 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or (ii) in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200; 	
D1.10 – Discharge from exits	<p>The intent of this clause is to provide safe discharge from an exit to a road or open space.</p> <ul style="list-style-type: none"> a) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it. b) If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than <ul style="list-style-type: none"> (i) the minimum width of the required exit; (ii) or 1 m, whichever is the greater. (c) If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by— <ul style="list-style-type: none"> a. a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D3; b. a stairway complying with the Deemed-to-Satisfy Provisions of the BCA. 	<p>Discharge from exits for the class 3 part complies.</p>  <p>Discharge from accomodation through concourse to open space.</p>  <p>Discharge from accomodation (western end) direct to open space.</p>
D1.13 – Number of persons accommodated	<p>Clause D1.13 and Table D1.13 are used to calculate the anticipated number of people in particular types of buildings so that minimum exit widths and the required number of sanitary and other facilities can be calculated.</p>	<p>Noted. Not applicable to class 3 part.</p>
D1.14 – Measurement of distances	<p>This clause describes the point at which an exit commences with respect to both non-fire-isolated and fire-isolated exits providing the parameters for measuring travel distance.</p>	<p>Noted</p>
D1.15 – Method of measurement	<p>This clause sets out the method of measuring travel distance to an exit in various circumstances by determining the path that a person would walk.</p>	<p>Noted</p>
PART D2 Construction of Exits		
D2.1 – Application of Part	<p>With the exception of specified clauses in this part the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of sole-occupancy units Class 2 & Class 3 buildings and Class 4 parts of buildings, however applies to all other Classifications.</p>	<p>Noted</p>

D2.19 – Doorways and doors	This clause applies to all doorways and refers to the types of doors that cannot be used in buildings of prescribed uses, the use of power operated doors and the force required to operate sliding doors.	Doors swing inward, as required for alpine areas.
D2.20 – Swinging doors	A swinging door in a required exit or forming part of a required exit <i>must swing in the direction of egress and must not otherwise impede egress.</i>	Doors swing inward, as required for alpine areas.
D2.21 – Operation of latch	A door in a required exit or forming part of a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single downward action or pushing action on a single device which is located between 900mm & 1100mm from the floor. This clause prohibits the use of devices such as deadlocks and knobs (rather, lever latches are required). D2.21 also sets out exceptions in relation to buildings where special security arrangements are required in relation to the uses carried out. Where fitted with a fail-safe device which automatically unlocks the door upon the activation of a sprinkler system or detection system, the above need not apply.	Pull D type handles have been installed. The internal handle are located between 900mm & 1100mm from the floor.
D2.25 – Timber Stairways - Concession	This clause relates to the concession applied to timber stairways where the building is sprinkler protected.	Not applicable to these works.

PART D3 Access for People with a Disability		
D3.0 – DTS Provisions		Noted
D3.1 – General access requirements	To and within all areas normally used by the occupants.	The replacement of the floor and wall tiles to the existing bathrooms and laundry will not increase the floor area of the building. The building is not being extended and the existing footprint is not being modified. The proposed works are for the replacement of an existing wall and floor linings. Therefore, the Access to Premises Standard is not triggered.
D3.2 – Access to buildings	Access to be provided from the main point of pedestrian entry at the allotment and from any accessible carparking space on the allotment.	Noted. Compliant access is provided to the retail areas and the public accessible toilet facilities.
D3.3 – Parts of the building to be accessible	Stairs, ramps, accessways and passenger lifts are to comply to AS1428.1	Noted. No works are proposed to the existing stairs.
D3.4 – Exemptions	Certain area of buildings are exempted from access requirements	Noted.
D3.5 –	Table D3.5 sets the requirements for carparking for people with a disability.	Noted. No additional parking is proposed.

Car parking		
D3.6 – Signage	Compliant signage to be provided.	Noted
D3.7 – Hearing augmentation	NA	
D3.8 – Tactile Indicators	Tactile indicators for the vision impaired to be provided	Not applicable. No works are proposed to the existing toilet facilities that require tactile indicators to be installed. Stairways, ramps, escalators or the like.
D3.9 – Wheelchair seating in class 9b buildings	N/A	Not a 9b assembly building
D3.10 – Swimming pools	N/A	No swimming pools proposed.
D3.11 – Ramps	Ramps must not rise more than 3.6m.	N/A no series of access ramps proposed
D3.12 – Glazing on an accessway	No Glazing on accessways	N/A

SECTION E SERVICES AND EQUIPMENT		
Part E1 Fire Fighting Equipment		
E1.1	Left Blank	
E1.2	Left Blank	
E1.3 – Fire Hydrants	A fire hydrant system must be provided to serve a building having a total floor area greater than 500m ² and where a fire brigade is available to attend a building fire, installed in accordance with the provisions of AS2419.1-2005.	The existing hydrant system is serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement. No changes to the hydrant system is proposed.
E1.4 – Fire Hose Reels	This clause requires that the fire hose reel system must be installed in accordance with AS 2441.1 - 2005 and sets out the detail for location and uses of fire hose reels. A fire hose reel system must be provided to serve a building where one or more internal fire hydrants are installed or in a building with a floor area greater than 500m ² Where system coverage is not achieved by the above, additional FHR may be located in paths of travel to an exit.	The existing fire hose reels are serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement. No changes to the hose reel system are proposed.
E1.5 – Sprinklers	A sprinkler system must be installed in a building or part of a building when required by Table E1.5 and comply with Specification E1.5.	Sprinklers are installed to service the building.

		<p>The existing sprinkler system is serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.</p> <p>No changes to the sprinkler system is proposed.</p>
E1.6 – Portable Fire Extinguishers	<p>Portable fire extinguishers must be provided in accordance with Table E1.6 of the BCA and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444-2001.</p> <p>Portable fire extinguishers provided in the class 6 & 7 parts of the building must be:</p> <ul style="list-style-type: none"> • An ABE type fire extinguisher; and • A minimum size of 2.5kg; 	<p>Portable fire extinguishers are installed to service the building.</p> <p>The existing fire extinguishers are serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.</p> <p>No changes to the location and type of extinguishers are proposed.</p>
E1.7	<i>Left blank</i>	
E1.8 – Fire Control Centres	A fire control centre facility in accordance with Specification E1.8 must be provided for a building having an effective height of more than 25m and in a Class 6, 7, 8 or 9 building with a total floor area of more than 18,000m ² .	Not Applicable
E1.9 – Fire precautions during construction	<ul style="list-style-type: none"> • During construction, not less than one portable fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required / temporary exit: 	Noted
E1.10 – Provisions for Special Hazards	<p>Suitable provision must be made if special problems of firefighting could arise because of.</p> <p>(a) The nature or quantity of materials stored, displayed or used in a building on the allotment; or</p> <p>(b) The location of the building in relation to a water supply for firefighting purposed.</p>	Not applicable
Part E2 Smoke Hazard Management		
E2.1 – Application of Part	<p>(a) The Deemed-to-Satisfy Provisions of this Part do not apply to any open deck carpark or open spectator stand.</p> <p>(b) The smoke exhaust and smoke-and-heat vent provisions of this part do not apply to any area not used by occupants for an extended period of time such as a storeroom with a floor area of less than 30m², sanitary compartment, plant room or the like.</p>	Noted
E2.2 – General requirements for smoke hazard management (including Tables E2.2a & E2.2b)	<p>Class 2 to 9 buildings must comply with the provisions of this Clause to remove smoke during a fire, to control the operation of air handling systems and to prevent the spread of smoke between compartments.</p> <p>The details relating to the installation and operation of the applicable systems are set out in Specifications E2.2a, E2.2b and E2.2c.</p>	<p>An AS1670 smoke detection system is provided to the building.</p> <p>The existing smoke detection system is serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.</p>

		No changes to the smoke detection system are proposed.
E2.3 – Provision for Special Hazards	No special hazards	Noted

Part E4 <i>Emergency Lighting, Exit Signage and Warning Systems</i>		
E4.1	<i>Repealed</i>	
E4.2 – Emergency Lighting	<p>This clause details when emergency lighting must be installed in Class 2 to 9 buildings.</p> <p>An emergency lighting system must be installed-</p> <ul style="list-style-type: none"> (a) in every fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; and (b) in every storey of a Class 5, 6, 7, 8 or 9 building where the storey has a floor area more than 300m² <ul style="list-style-type: none"> (i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit; and (ii) in any room having a floor area more than 100 m² that does not open to a corridor or space that has emergency lighting or to a road or open space; and (iii) in any room having a floor area more than 300 m²; and (c) in every passageway, corridor, hallway, or the like, having a length of more than 6 m from the entrance doorway of any sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building to the nearest doorway opening directly to— <ul style="list-style-type: none"> (i) a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (ii) an external stairway serving instead of a fire-isolated stairway under D1.8; or (iii) an external balcony leading to a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (iv) a road or open space; and (d) in every required non-fire-isolated stairway; and (e) in a sole-occupancy unit in a Class 5, 6 or 9 building if— <ul style="list-style-type: none"> (i) the floor area of the unit is more than 300 m²; and (ii) an exit from the unit does not open to a road or open space or to an external stairway, passageway, balcony or ramp, leading directly to a road or open space; and (f) in every room or space to which there is public access in every storey in a Class 6 or 9b building if— <ul style="list-style-type: none"> (i) the floor area in that storey is more than 300 m²; or (ii) any point on the floor of that storey is more than 20 m from the nearest doorway leading directly to a stairway, ramp, passageway, road or open space; or (iii) egress from that storey involves a vertical rise within the building of more than 1.5 m, or any vertical rise if the storey concerned does not admit sufficient light; or (iv) the storey provides a path of travel from any other storey required by (i), (ii) or (iii) to have emergency lighting; and 	<p>No changes are required to the existing emergency lighting system for the proposed works.</p> <p>The existing emergency lighting is serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.</p>

	(g)in a Class 9a <i>health-care building</i> — (i)in every passageway, corridor, hallway, or the like, serving a <i>treatment area</i> or a <i>ward area</i> ; and (ii)in every room having a <i>floor area</i> of more than 120 m2 in a <i>patient care area</i> ; and (h)in every Class 9c building excluding within <i>sole-occupancy units</i> ; and (i)in every <i>required</i> fire control centre.	
E4.3 – Measurement of distances	Distance, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.	Noted
E4.4 – Design and operation of emergency lighting	Every required emergency lighting system must comply with AS2293.1. Design Certification should be provided by the electrical consultant verifying compliance.	Noted
E4.5 – Exit Signs	An exit sign must be clearly visible to persons approaching the exit and must be installed on, above or adjacent to each door providing egress from a building. Sub-clauses (a) to (d) set out the situations where exit signs are required to be installed	No changes are required to the existing exit signage for the proposed works. The existing illuminated exit signs are serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.
E4.6 – Direction Signs	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.	No changes are required to the existing exit signage for the proposed works. The existing illuminated exit signs are serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.
E4.7 – Class 2 & 3 Buildings and Class 4 parts exemptions.	This clause grants an exemption for Class 2, 3 and Class 4 parts of buildings from the need to comply with E4.5 if the provisions of sub-clauses (a) & (b) are complied with.	Noted. E4.5 does not apply to an entrance door of a sole occupancy unit in a Class 3 building.
E4.8 – Design and operation of exit signs	Every required exit sign must comply with AS/NZS 2293.1 and be clearly visible at all times when the building is occupied by any person having the legal right of entry into the building.	Noted Exit signs must comply with: • AS 2293.1-2005; or For a photoluminescent exit sign, Specification E4.8.
E4.9 – Emergency Warning & Intercom systems	This clause sets out the types of buildings requiring the installation of a sound system and intercom system to assist with the emergency evacuation of occupied. This clause specifies that sound and intercom systems must comply with AS 1670.4	No changes are proposed to the existing occupant warning.

SECTION F – HEALTH AND AMENITY.

PART F2 - SANITARY & OTHER FACILITIES

F2.0 – DTS Provisions	Noted	
F2.1 – Facilities in residential buildings	Each sole occupancy unit is provided with shower toilet and washbasin. Common laundry provided.	Noted A common laundry is provided.
F2.2 – Calculation of number of occupants and facilities.	<p>(a) The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means.</p> <p>(b) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.</p> <p>(c) In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex.</p> <p>(d) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means of disposal of sanitary towels.</p>	The existing toilet facilities provided are adequate to service the occupants of the building. This clause does not relate to the class 3 accommodation part.
F2.3 – Facilities in Class 3 to 9 Buildings, Table F2.3	<p>Number of occupants to be confirmed for construction approval.</p> <p>Compliant number of facilities are to be demonstrated on the construction certificate plans</p>	<p>Noted</p> <p>Employees and the public may share the same facilities in a Class 6 building provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.</p> <p>The toilet facilities provided exceed the number required for the occupants of the building.</p>
F2.4 – Facilities for people with disabilities	Facilities are to be constructed to comply to AS1428.1	<p>An accessible unisex sanitary compartment is provided in each toilet facility on ground floor.</p> <p>The toilet facilities were constructed to superseded legislation. The concession available under the Access to Premises Standard will be utilised where the dimensions applicable under AS1428.1-2001 will be applied. The fixtures will be compliant to the requirements of AS1428.1-2009.</p>
F2.5 – Construction of sanitary compartments	<ul style="list-style-type: none"> Doors and partitions that separate adjacent compartments; and the door to a fully enclosed sanitary compartment must open outwards, or slide, or be removable from outside of the 	The doors to the sanitary compartments must open outwards or provided with lift off hinges to be removable from the outside.

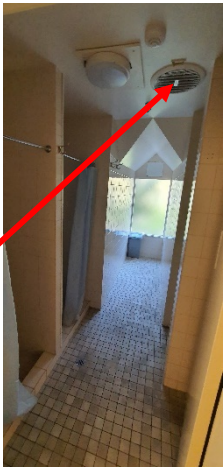
	compartment, unless there is a clear space of at least 1.2m between the closet pan within the compartment and the doorway.	
F2.6 – Interpretation: urinals and wash basins	Informational clause relevant to urinal and washbasin design.	Noted
F2.7 – NSW Warm water installations	Hot water, warm water and cooling water systems to be installed in accordance with AS 3666.1.	Noted
F2.8 – Waste Management	Not a class 9a or 9c building.	N/A
F2.9 – Accessible adult change facilities	Not applicable	Not required

PART F3 - ROOM HEIGHTS

F3.0 – DTS	Noted	
F3.1 – Height of rooms	<p>The ceiling height must be not less than—</p> <ul style="list-style-type: none"> a) in a Class 3 building— <ul style="list-style-type: none"> ii. a kitchen, laundry, or the like -2.1m; and iii. a corridor, passageway, or the like — 2.1 m; and iv. a habitable room excluding a kitchen - 2.4m b) in any building— <ul style="list-style-type: none"> i. a bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, storeroom, garage, car parking area, or the like — 2.1 m; and ii. a commercial kitchen — 2.4 m; and above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like. 	Room heights are compliant.

PART F4 - LIGHT AND VENTILATION

F4.0 – DTS Provisions	Noted	
F4.1 – Provision of Natural light	Noted Class 2 habitable rooms must be provided with natural light.	Natural light is not required in the sanitary facilities. Adequate artificial lighting and natural lighting is provided.
F4.2 – Methods and extent of natural lighting	<p>Required natural lighting must be provided by—</p> <ul style="list-style-type: none"> a) windows, excluding roof lights, that— <ul style="list-style-type: none"> i. has an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and ii. are open to the sky or face a court or other space open to the sky or an open veranda, carport or the like; or b) roof lights, that— 	Noted

	<ul style="list-style-type: none"> i. have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and ii. are open to the sky; or iii. a proportional combination of windows and roof lights required by (i) and (ii). <p>c) In a Class 2 building a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of—</p> <ul style="list-style-type: none"> i. generally — 1 m; and ii. 50% of windows in children's rooms must be located not more than 500 mm above the floor level. 	
F4.3 – Natural light borrowed from adjoining room	Borrowed" light can be used to calculate natural light.	Noted
F4.4 – Artificial lighting	Artificial lighting to be designed and installed in accordance with AS 1680.0.	Artificial lighting is installed.
F4.5 – Ventilation of rooms	All rooms to be provided with Clause F4.6 compliant natural ventilation OR a mechanical ventilation or air-conditioning system complying with AS 1668.2-2012.	<p>Mechanical ventilation is provided to the bathrooms and laundry. The mechanical ventilation penetrating the fire rated ceilings are to be provided with compliant fire dampers.</p> 
F4.6 – Natural ventilation	<p>(a) Natural ventilation provided in accordance with F4.5(a) must consist of permanent openings, windows, doors or other devices which can be opened—</p> <ul style="list-style-type: none"> (i) with ventilating area not less than 5% of the floor area of the room required to be ventilated; and (ii) open to— <ul style="list-style-type: none"> (a) a suitably sized court, or space open to the sky; or (b) an open veranda, carport, or the like; or (c) an adjoining room in accordance with F4.7. 	Natural ventilation is provided in addition to mechanical ventilation.

F4.7 – Ventilation borrowed from adjoining rooms	Natural ventilation to a room may come through a window, opening, ventilating door or other device from an adjoining room (including an enclosed veranda) if both rooms are within the same sole-occupancy unit or the enclosed veranda is common property	Noted
F4.8 – Restriction on position of water closets and urinals	Rooms containing closet pans or urinals must not open directly into kitchen / pantry areas and a workplace occupied by more than one person.	Noted
F4.9 – Airlocks	Not required if mechanical ventilation provided.	Noted
F4.10 *****	Repealed	
F4.11 – Car parks	The carpark is to be provided with mechanical ventilation compliant to AS1662.2 or be provide with a system of natural ventilation complying with section 4 of AS1668.4.	No underground carpark proposed.
F4.12 – Kitchen local exhaust ventilation	The commercial kitchens are to be provided with a kitchen exhaust hood compliant to AS1662.1 and AS1668.2.	Not applicable. A Commercial Kitchen is not installed in the class 3 accommodation.

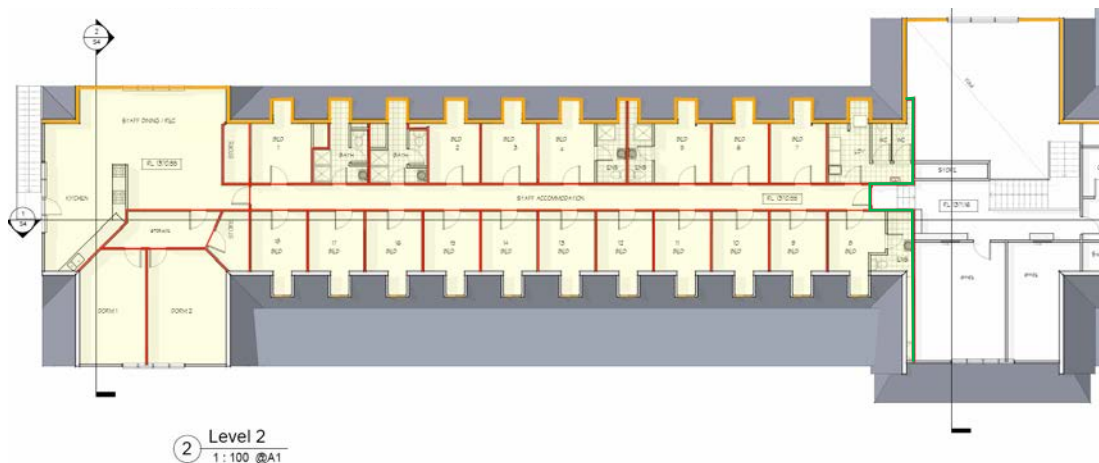
Part G4	Construction in Alpine Areas	
G4.0 Deemed to satisfy provisions	Relevant DTS provisions	Noted
G4.1 Application of part	The provisions of this section apply to any building constructed in an alpine area.	The building is in an alpine area.
G4.2 *****	Clause not utilised in BCA	
G4.3 External Doors	External doorways that are subject to the build up of snow are to open inwards and be provided with compliant signage	No work is proposed to the existing entrance door. The existing door is provided with an awning above.
G4.4 Emergency Lighting	Additional emergency lighting to be provided to enable people to evacuate a building in an alpine area in an emergency without being impaired by lack of light.	Emergency lighting is provided over the entry door. No changes are required to the existing emergency lighting for the proposed works. The existing emergency lights are serviced by an accredited practitioner (Fire safety) for the Annual Fire Safety Statement.
G4.5 External Trafficable structures	External stairways, ramps, access bridges or other trafficable structures serving the building must— (a) have a floor surface that consists of expanded mesh if it is used as a means of egress; and (b) have any required barrier designed so that its sides are not less than 75% open:	Noted No external trafficable structures are proposed.
G4.6 Clear Space Around Buildings	To enable people to evacuate and emergency services to access a building in an alpine area in an emergency without being impeded by snow build-up around the building.	Complies. The exits are not discharging into a court between wings of the building.

G4.7 *****		
G4.8 fire fighting services and equipment	<p>To provide for the installation of adequate fire safety equipment suitable to the conditions experienced in alpine areas.</p> <p>(a) A Class 3, building must have—</p> <p>(i) a manually operated fire alarm system with call-points complying with AS 1670.1; and</p> <p>(ii) fire hydrants installed in accordance with E1.3(b); and</p> <p>(iii) fire hose reels installed in accordance with E1.4(b) to (g), except that—</p> <p>(A) in a Class 2 or 3 building—</p> <p>(aa) for the purpose of E1.4(b), a sole-occupancy unit is considered to be a fire compartment; and</p> <p>(bb) for the purpose of E1.4(c)(ii), a sole-occupancy unit may be served by a single fire hose reel located at the level of egress from that sole-occupancy unit; and</p> <p>(cc) for the purpose of E1.4(f), a fire hose may pass through a doorway in bounding construction referred to in C3.11.</p>	<p>Noted</p> <p>The building has manually operated fire alarm system with call-points complying with AS 1670.1; serviced by fire hydrants and fire hose reels.</p>
G4.9 Fire Orders	<p>Fire orders are required to enable occupants to evacuate a building in an alpine area in an emergency without being impeded by lack of knowledge of the fire safety system, egress routes or evacuation procedures.</p> <p>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-</p> <p>(a) the method of operation of the fire alarm system and the location of all call-points; and</p> <p>(b) the location and methods of operation of all fire-fighting equipment; and</p> <p>(c) the location of all exits</p> <p>(d) the procedure for evacuation of the building.</p>	<p>Noted.</p> <p>Fire orders compliant to the requirements of G4.9 are provided in the building.</p>



Matthew Stewart
Accredited Building Certifier
February 2023.

APPENDIX 1: FIRST FLOOR - FIRE SEPARATION



Class 3 Accommodation

- **External Wall** (3m to 9m adjoining Building)
FRL 90/30/30.
- **Fire Wall Separating Compartments**
FRL90/90/90
- **Internal Walls between Units and Corridor**
FRL60/60/60

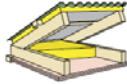
Ceiling.
(Internal walls do not extend to underside of roof sheeting)

RISF of 60 minutes

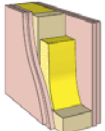
External Wall

SYSTEM SPECIFICATION		
FRL Report/Opinion	SYSTEM N°	WALL LININGS
60/60/60 90/90/90* (from both sides) *ACR 15% FC 12046	CSR 5168 	EXTERNAL WALL SIDE • 1 x 16mm Gyprock Fyrchek MR Plasterboard. INTERNAL WALL SIDE • 1 x 16mm Gyprock Fyrchek Plasterboard.

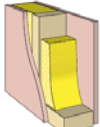
1st Floor Ceiling

FRL Report/Opinion	SYSTEM N°	CEILING LININGS
60/60/60 +RISF 60 minutes EWFA 26162	CSR 6430 	<ul style="list-style-type: none"> • 1 x 13mm Gyprock Fyrchek Plasterboard. • 1 x 16mm Gyprock Fyrchek Plasterboard (any order).

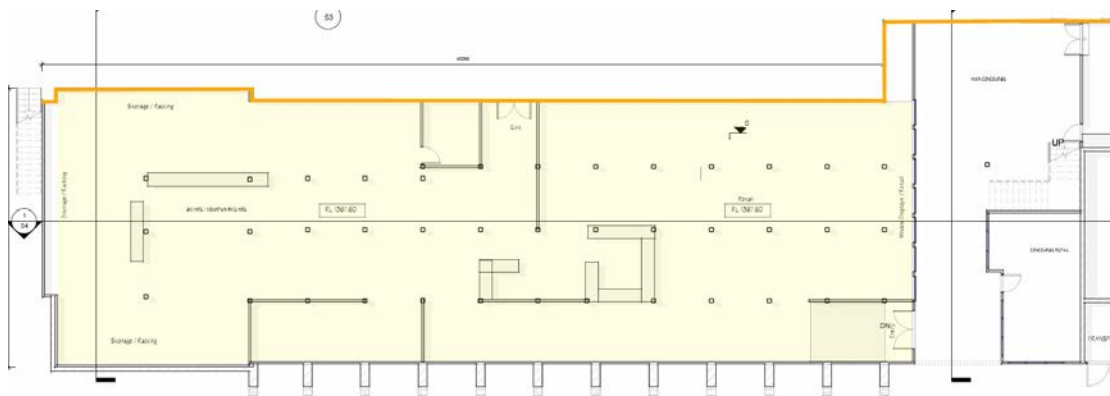
Fire Wall Separating Compartments

FRL Report/Opinion	SYSTEM N°	WALL LININGS
~ /120/120 90/90/90 FAR 2303	CSR 2090 	BOTH SIDES • 2 x 13mm Gyprock Fyrchek Plasterboard.

Internal Walls between Units and Corridor

FRL Report/Opinion	SYSTEM N°	WALL LININGS
~ /60/60 60/60/60 FAR 2303	CSR 2070 	BOTH SIDES • 1 x 16mm Gyprock Fyrchek Plasterboard.

GROUND FLOOR - FIRE SEPARATION



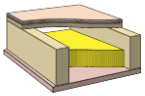
External Wall (3m to 9m adjoining Building)
FRL 180/90/60.

(Note: CSR does not provide a fire rated plasterboard solution for this FRL. Alternative products will need to be sourced.)

Ceiling.
(Internal walls to extend to the underside of the floor with FRL30/30/30 (including beams))

Loadbearing Columns
FRL180/-/-

(Note: CSR does not provide a fire rated plasterboard solution for this FRL. Alternative products will need to be sourced.)

FRL Report/Opinion	SYSTEM Nº	CEILING LININGS
30/30/30 +RISF 30 minutes EWFA 26162	CSR 6030 	• 1 x 16mm Gyprock Fyrchek Plasterboard.

Class 3 Accommodation Common Corridor



2 layers 13mm fire rated plasterboard has been provided to common corridor. (To be confirmed installed to entire corridor)

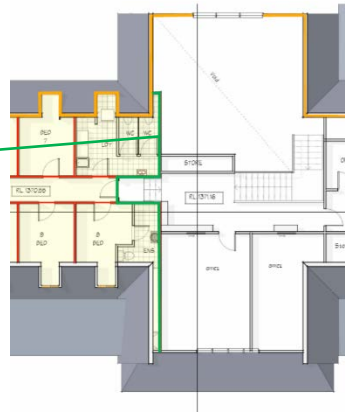


2 layers of 16mm Fire Rated Plasterboard has been provided to Corridor Ceiling. (To be confirmed installed to entire corridor)

Sole Occupancy Units

The walls and ceilings of the accommodation rooms have not been provided with fire separation.





Separating wall to achieve FRL90/90/90 or Fire Engineered Performance Solution to be Developed.