

FINAL BUILDING CODE OF AUSTRALIA 2022 REPORT

ST PAUL'S CATHOLIC PARISH PRIMARY SCHOOL MOSS VALE PROPOSED ALTERATIONS & ADDITIONS



Report prepared for: DTA Architects

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☐ BUILDING CODE ☐ ACCESS CONSULTING ☐ ESSENTIAL SERVICES



Contents

1.0	Introduction	- 3 -
1.1	Brief	- 5 -
1.2	Documentation assessed	- 5 -
1.3	Scope and limitations	- 5 -
1.4	Other Requirements	- 5 -
2.0	BCA Parameters	- 6 -
2.1	Class of building	- 6 -
2.2	Rise-in storeys	- 6 -
2.2	Type of construction	- 6 -
2.3	Effective height	- 6 -
2.4	Climate zone	- 6 -
2.5	Matters for consideration	- 6 -
3.0	Building Regulation Assessment	- 7 -
3.1	Part B – Structural Provisions	- 7 -
3.2	Part C – Fire Resistance	8
3.3	Part D – Access and Egress	29
3.4	Part E – Services and Equipment	53
3.5	Part F – Health and Amenity	77
3.6	Part J – Energy Efficiency	89
	Appendix A - Plans Assessed	90
	Appendix B - Fire Safety Measures	91



1.0 Introduction

The project, the subject of this report, is for proposed alterations and additions to the St Paul's Catholic Parish Primary School, which is located at 18 Garrett Street, Moss Vale and within the local government area of Wingecarribee Shire in the Southern Highlands of New South Wales.

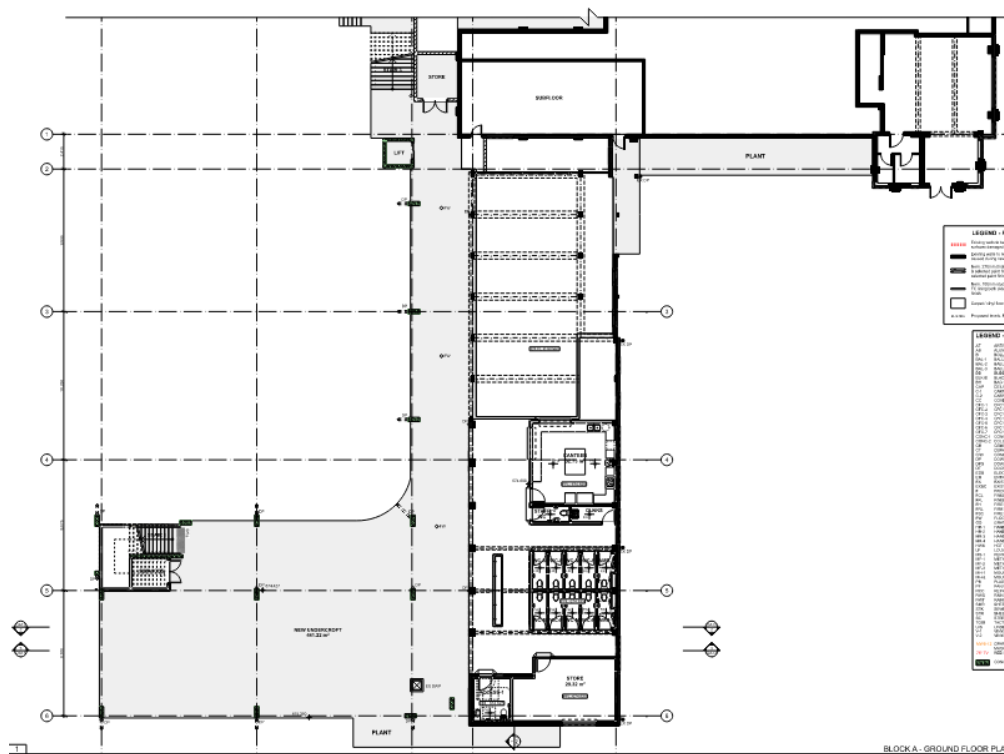


Location Plan courtesy of Six Maps

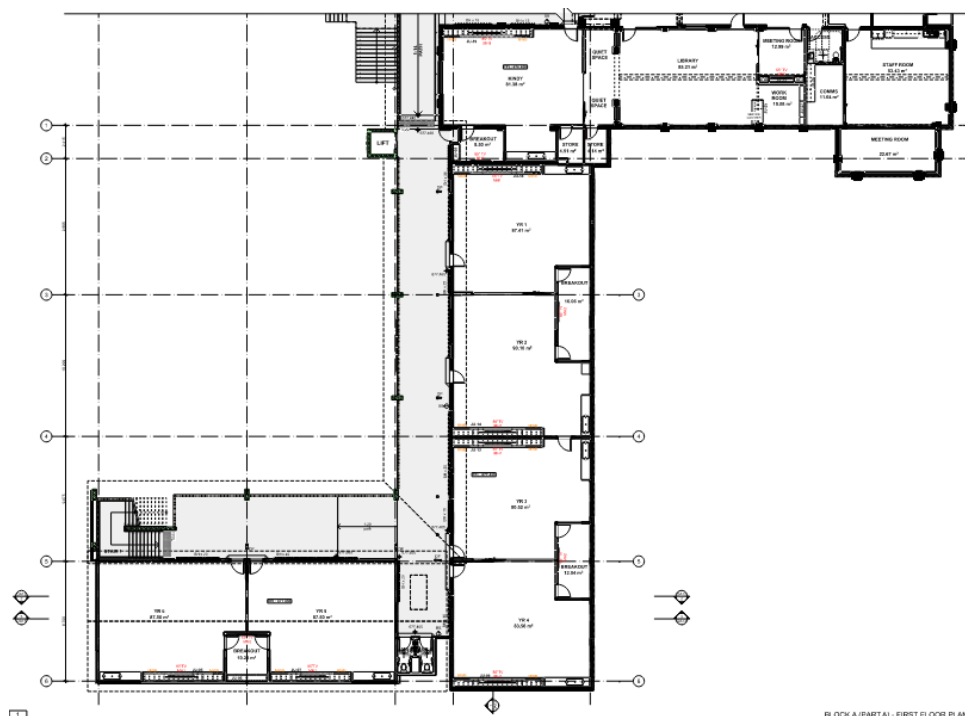
The proposed works include the partial demolition of the existing two storey school building, known as Block A, the demolition of ancillary structures and the construction of a new two storey addition to the school building, new outdoor play areas and associated landscaping.



Site Plan DTA Architects



Ground Floor Plan



First Floor Plan

We have reviewed the submitted architectural plans as listed in Appendix 1 for compliance with the deemed-to-satisfy provisions of Sections B, C, D, E, F, G & J of the Building Code of Australia 2022.

The proposed works are capable of complying with the deemed-to-satisfy provisions of the BCA.



1.1 Brief

The objective of the report is to inform the design team of the main issues and areas to address, and ultimately, which issues will need redesign, additional detailing, clarification or performance solutions with respect to compliance with BCA.

1.2 Documentation assessed

The assessed documentation comprises of the preliminary issue plans provided by DTA Architects as listed within Appendix A.

1.3 Scope and limitations

This report covers the main issues under Sections A, B, C, D (excluding D4 – Access for people with a disability), E, F, G, and J of Volume 1 of the BCA 2022 (including the NSW variations)

BCA 2022 was adopted in New South Wales on 1 May 2023. Provisions of BCA 2022.

The following limitations apply to the assessment:

- The report considers matters of a significant nature only and should not be considered exhaustive.
- The plans are assessed to the extent necessary to allow the design team to progressively continue with the detailed design. This means the design has been assessed to be capable of complying with the BCA without necessarily having all the detailed design completed at this stage.
- Generally, the assessment does not incorporate a detailed assessment of the requirements of the Australian Standards.
- Fire-resistance ratings of any structural elements including structural documentation have not been reviewed.
- Assessment against the requirements of Part D4 of the BCA – Access for people with a disability, the Disability Discrimination Act 1992 including the Disability (Access to Premises – Buildings) Standards 2010 is outside the scope of this report.
- Requirements of other regulatory authorities and utilities including, but not limited to, Telstra and the like communications authority, Gas Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, NSW Department of Planning and Environment, Occupational Health and Safety, Health, Dangerous Goods and the like.
- The BCA report and associated compliance advice is not intended or permitted to be relied on by any other party with respect to their obligations to ensure compliance including but not limited to the making of a compliance declaration under the NSW Design and Building Professionals Act.

The above are generally dealt with under separate reports from the respective design consultants.

This report is for the exclusive use of the client and cannot be used for any other purpose without prior permission from Philip Chun BC NSW Pty Ltd. The report is valid only in its entire form. 'Philip Chun accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than as being accurate at the date the report was issued'.

1.4 Other Requirements

There will be other criteria outside BCA 2022 that will apply to the building and whilst some of these have been listed below, this will impact the buildings design and may include but not be limited to the following

- Utility requirements – Energy Authority, Telecom, Water, Gas and the like
- Fire and Rescue NSW requirements
- Heritage
- Archaeology
- Indigenous Impact



2.0 BCA Parameters

2.1 Class of building

The building is of mixed use and includes the following classifications:

Level	Classification
Ground Floor	Class 9b – educational establishment
First Floor	Class 9b – educational establishment

Storage area and canteen respectively are less than 10% of the floor area of the Ground Floor and can be considered as Class 9b.

2.2 Rise-in storeys

The building has a rise-in-storeys of two.

2.2 Type of construction

The building is required to be of Type B construction.

2.3 Effective height

The building has an effective height of less than 12m (3.265m).

2.4 Climate zone

The proposed works are in climate zone 6.

2.5 Matters for consideration

On review of the design the following matters have been identified:

deemed to satisfy clause	Description
C2D10 Non-combustible building elements & C2D14 Ancillary elements	External walls, including all components and ancillary elements are required to be non-combustible. Details and test reports will be required to verify the non-combustibility with the façade package. Sarking must not exceed 1 mm in thickness and have a Flammability Index not greater than 5. Ancillary elements include signs which must be non-combustible, or - (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 permitted signs by at least 2 storeys.



deemed to satisfy clause	Description
C3D13 Separation of equipment	If required, the hydrant pump room to be fire separated with 120 minute construction
C3D14 Electrical supply system	If hydrant pump is required, the main switch room is to be separated by construction with an FRL of 120/120/120 if the main switchboard sustains emergency equipment operating in the emergency mode
C4D3 Protection of openings in external walls	Openings within 3m of the eastern boundary must be protected in accordance with C4D5.
S5C21 Type B fire-resisting construction — fire-resistance of building elements	In the storey immediately below the roof, internal columns and internal walls other than fire walls and shaft walls, need not be fire rated. This does not apply to columns in external walls.
D3D22 Handrails	In a Class 9b building used as a primary school or a building that contains an early childhood centre— (i) have one handrail fixed at a height of not less than 865 mm; and (ii) in addition to (i), have a handrail— (A) fixed at a height between 665 mm and 750 mm in a primary school; and (B) with a cross-sectional dimension not less than 16 mm and not greater than 45 mm as measured in any direction across its centre.
NSW E2D16 Class 9b – assembly buildings: all	A building or part of a building used as an assembly building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of— i. smoke detectors installed complying with S20C6; and ii. any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.

3.0 Building Regulation Assessment

3.1 Part B – Structural Provisions

The structural components of the building must comply with the applicable Australian Standards. The structural engineering components have not been part of this assessment. Whilst the building is to be essentially constructed of concrete, the building structure is to be assessed against current Australian Standards.

The structural engineers will need to ensure the structural requirements of BCA Clauses B1D1, B1D2, B1D3 and B1D4 are considered in the buildings design (including the importance level of the building and the need for earthquake restraints on the superstructure and building services). This will mean assessment according to all relevant parts of Section B of the Building Code of Australia.



3.2 Part C – Fire Resistance

C2 Fire Resistance and Stability

Clause	Comment	Compliance															
C2D2 Type of construction required	The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C2D2 <table border="1"> <tr> <th>Rise in storeys</th><th>Class of building 2, 3, 9</th><th>Class of building 5, 6, 7, 8</th></tr> <tr> <td>4 or more</td><td>A</td><td>A</td></tr> <tr> <td>3</td><td>A</td><td>B</td></tr> <tr> <td>2</td><td>B</td><td>C</td></tr> <tr> <td>1</td><td>C</td><td>C</td></tr> </table>	Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8	4 or more	A	A	3	A	B	2	B	C	1	C	C	Type B construction is required.
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8															
4 or more	A	A															
3	A	B															
2	B	C															
1	C	C															
C2D3 Calculation of rise in storeys.	The rise in storeys is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space— (a) above the finished ground next to that part; or (b) if part of the external wall is on the boundary of the allotment, above the natural ground level at the relevant part of the boundary.	The building will have a rise in storeys of 2.															
C2D4 Buildings of multiple classification	In a building of multiple classifications, the Type of construction required for the building is the most fire-resisting Type resulting from the application of Table C2D2 on the basis that the classification applying to the top storey applies to all storeys.	Type of construction is Type B construction															
C2D5 Mixed types of construction	A building may be of mixed Types of construction where it is separated in accordance with C3D8 and the Type of construction is determined in accordance with C2D2 or C2D4.	Note.															
C2D6 Two storey Class 2, 3 or 9c buildings	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; or (b) it is a Class 9c building protected throughout with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 and complies with the maximum compartment size specified in Table C2D2 for Type C construction.	Not Applicable.															



Clause	Comment	Compliance
C2D7 Class 4 parts of buildings	For the Type of construction required by C2D4, a Class 4 part of a building requires the same FRL for building elements and the same construction separating the Class 4 part from the remainder of the building as a Class 2 part in the same Type of construction.	Not Applicable.
C2D8 Open spectator stands and indoor sports stadiums	(1) An open spectator stand or indoor sports stadium may be of Type C construction and need not comply with the other provisions of this Part if it contains not more than one tier of seating, is of non-combustible construction, and has only changing rooms, sanitary facilities or the like below the tiered seating. (2) In (1), one tier of seating means numerous rows of tiered seating incorporating cross-overs but within one viewing level.	Not Applicable.
C2D9 Lightweight construction	Lightweight construction used in walls or used to give steel columns or the like a required FRL must comply with Specification 6.	Not Applicable
C2D10 Non-combustible building elements	(1) In a building required to be of Type A construction, the following building elements and their components must be non-combustible: (a) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. (b) The flooring and floor framing of lift pits. (c) Non-loadbearing internal walls where they are required to be fire-resisting. (2) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in— (a) a building required to be of Type A construction; and (b) a building required to be of Type B construction, subject to C3D11, in— (i) a Class 2, 3 or 9 building; and (ii) a Class 5, 6, 7 or 8 building if the shaft connects more than 2 storeys. (3) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5	External walls, including all components such as insulation and ancillary elements are required to be non-combustible. Details and test reports will be required to verify the non-combustibility with the façade package. Sarking must not exceed 1 mm in thickness and have a Flammability Index not greater than 5. Ancillary elements include signs which must be non-combustible, or - 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 permitted signs by at least 2 storeys.



Clause	Comment	Compliance
C2D11 Fire hazard properties	(1) The fire hazard properties of the following internal linings, materials and assemblies within a Class 2 to 9 building must comply with Specification 7: (a) Floor linings and floor coverings. (b) Wall linings and ceiling linings. (c) Air-handling ductwork. (d) Lift cars. (e) In Class 9b buildings used as a theatre, public hall or the like— (i) fixed seating in the audience area or auditorium; and (ii) a proscenium curtain required by Specification 32. (f) Escalators, moving walkways and non-required non fire-isolated stairways or pedestrian ramps subject to Specification 14. (g) Sarking-type materials. (h) Attachments to floors, ceilings, internal walls, common walls, fire walls and to internal linings of external walls. (i) Other materials including insulation materials other than sarking-type materials.	Compliance readily achievable, however will need to be considered in the design of the building and details confirmed prior to selection and tender. Fire hazard properties test reports to be submitted to ensure compliance with Specification 7 of the BCA prior to selection of proposed materials.
C2D12 Performance of external walls in fire	Concrete external walls that could collapse as complete panels (e.g., tilt-up and pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification 8	Not Applicable
C2D13 Fire-protected timber: Concession	Fire-protected timber may be used wherever an element is required to be non-combustible, provided— (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 to have an FRL is non-combustible; and (e) cavity barriers are provided in accordance with Specification 9.	Not Applicable.
C2D14 Ancillary Elements	An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:	Compliance readily achievable. Ancillary elements are required to be non-combustible. Details and test reports will be required



Clause	Comment	Compliance
	(a) An ancillary element that is non-combustible. (b) A gutter, downpipe or other plumbing fixture or fitting. (c) A flashing. (d) A grate or grille not more than 2 m2 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— (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— (i) meets the requirements of Table S7C7 as for an internal element; and (ii) serves a storey— (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).	to verify the non-combustibility with the façade package. Ancillary elements include signs which must be non-combustible, or - (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 permitted signs by at least 2 storeys.
C2D15 Fixing of bonded laminated cladding panels	(1) In a building required to be of Type A or B construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame.	Not applicable



Clause	Comment	Compliance
	(2) An externally located bonded laminated cladding panel need not comply with (1) if it is one of the following: (a) A laminated glass system. (b) Layered plasterboard product. (c) Perforated gypsum lath with a normal paper finish. (d) Fibrous-plaster sheet. (e) Fibre-reinforced cement sheeting. (f) A component of a garage door.	



C3 Compartmentation and Separation

Clause		Comment	Compliance																		
C3D3	General floor area and volume limitations	(1) The size of any fire compartment or atrium in a Class 5, 6, 7, 8 or 9 building must not exceed the relevant maximum floor area nor the relevant maximum volume set out in Table C3D3 and C3D6 except as permitted in C3D4. (2) A part of a building which contains only heating, ventilating, or lift equipment, water tanks, or similar service units is not counted in the floor area or volume of a fire compartment or atrium if it is situated at the top of the building. (3) In a building containing an atrium, the part of the atrium well bounded by the perimeter of the openings in the floors and extending from the level of the first floor above the atrium floor to the roof covering is not counted in the volume of the atrium for the purposes of this clause. <table><tr><th>Classification</th><th>Type A construction</th><th>Type B construction</th><th>Type C construction</th></tr><tr><td rowspan="2">5, 9b or 9c</td><td>Max floor area- 8 000m²</td><td>Max floor area- 5 500m²</td><td>Max floor area- 3 000m²</td></tr><tr><td>Max volume- 48 000m³</td><td>Max volume- 33 000m³</td><td>max volume- 18 000m³</td></tr><tr><td rowspan="2">6, 7, 8 or 9a (except for patient care areas)</td><td>Max floor area- 5 000m²</td><td>Max floor area- 3 500m²</td><td>Max floor area- 2 000m²</td></tr><tr><td>Max volume- 30 000m³</td><td>Max volume- 21 000m³</td><td>Max volume- 12 000m³</td></tr></table>	Classification	Type A construction	Type B construction	Type C construction	5, 9b or 9c	Max floor area- 8 000m ²	Max floor area- 5 500m ²	Max floor area- 3 000m ²	Max volume- 48 000m ³	Max volume- 33 000m ³	max volume- 18 000m ³	6, 7, 8 or 9a (except for patient care areas)	Max floor area- 5 000m ²	Max floor area- 3 500m ²	Max floor area- 2 000m ²	Max volume- 30 000m ³	Max volume- 21 000m ³	Max volume- 12 000m ³	Compliance achieved. Approximately 3,344 m ² - Architect to verify.
Classification	Type A construction	Type B construction	Type C construction																		
5, 9b or 9c	Max floor area- 8 000m ²	Max floor area- 5 500m ²	Max floor area- 3 000m ²																		
	Max volume- 48 000m ³	Max volume- 33 000m ³	max volume- 18 000m ³																		
6, 7, 8 or 9a (except for patient care areas)	Max floor area- 5 000m ²	Max floor area- 3 500m ²	Max floor area- 2 000m ²																		
	Max volume- 30 000m ³	Max volume- 21 000m ³	Max volume- 12 000m ³																		
C3D4	Large isolated buildings	The size of a fire compartment in a building may exceed that specified in Table C3D3 where— (a) the building does not exceed 18 000 m2 in floor area nor exceed 108 000 m3 in volume, if— i. the building is Class 7 or 8 and— (A) contains not more than 2 storeys; and (B) is provided with open space complying with C3D5(1) not less than 18 m wide around the building; or ii. the building is Class 5, 6, 7, 8 or 9 and is— (A) protected throughout with a sprinkler system complying with Specification 17; and (B) provided with a perimeter vehicular access complying with C3D5(2); or (b) the building is Class 5, 6, 7, 8 or 9 and exceeds 18 000 m2 in floor area or 108 000 m3 in volume, if it is— (i) protected throughout with a sprinkler system complying with Specification 17; and	Not Applicable																		



Clause	Comment	Compliance
	(ii) provided with a perimeter vehicular access complying with C3D5(2); or (c) there is more than one building on the allotment and— (i) each building complies with (a) or (b); or (ii) (ii) if the buildings are closer than 6 m to each other they are regarded as one building and collectively comply with (a) or (b).	
C3D5 Requirements for open spaces and vehicular access	(1) An open space required by C3D4 must— (a) be wholly within the allotment except that any road, river, or public place adjoining the allotment, but not the farthest 6 m of it may be included; and (b) include vehicular access in accordance with (2); and (c) not be used for the storage or processing of materials; and (d) not be built upon, except for guard houses and service structures (such as electricity substations and pump houses) which may encroach upon the width of the space if they do not unduly impede fire-fighting at any part of the perimeter of the allotment or unduly add to the risk of spread of fire to any building on an adjoining allotment. (2) Vehicular access required by this Part— (a) must be capable of providing continuous access for emergency vehicles to enable travel in a forward direction (b) from a public road around the entire building; and must have a minimum unobstructed width of 6 m with no part of its furthest boundary more than 18 m from the (c) building and in no part of the 6 m width be built upon or used for any purpose other than vehicular or pedestrian movement; and must provide reasonable pedestrian access from the vehicular access to the building; and (d) must have a load bearing capacity and unobstructed height to permit the operation and passage of fire brigade vehicles; and (e) must be wholly within the allotment except that a public road complying with (a), (b), (c) and (d) may serve as the vehicular access or part thereof.	Not applicable
C3D6 Class 9a & 9c buildings	Not applicable to this building	Not applicable



Clause	Comment	Compliance
C3D7 Vertical separation of openings in external walls	(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 (iii) extends not less than 600 mm above the upper surface of the intervening floor; and (iv) is of non-combustible material having an FRL of not less than 60/60/60; or (c) part of a curtain wall or panel wall that complies with (a); or (d) construction that complies with (a) behind a curtain wall or panel wall and has any gaps packed with a non-(c)combustible material that will withstand thermal expansion and structural movement of the walling without the loss of seal against fire and smoke; or (e) a slab or other horizontal construction that— (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.	Not applicable
C3D8 Separation by fire walls	(1) Construction — A fire wall must be constructed in accordance with the following: (a) The fire wall has the relevant FRL prescribed by Specification 5 for each of the adjoining parts, and if these are different, the greater FRL, except where S5C18(c), S5C21(3) and S5C25(1) permit a lower FRL on the carpark side. (b) Any openings in a fire wall must not reduce the FRL required by Specification 5 for the fire wall, except where permitted by the Deemed-to-Satisfy Provisions of Part C4. (c) Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not pass through or cross the fire wall unless the required fire-resisting performance of the fire wall is maintained. (2) Separation of buildings — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate building for the purposes of the Deemed-to-Satisfy Provisions of Sections C, D and E if it is constructed in accordance with (1) and the following: (a) The fire wall extends through all storeys and spaces in the nature of	Not applicable



Clause	Comment	Compliance
	storeys that are common to that part and any adjoining part of the building. (b) The fire wall is carried through to the underside of the roof covering. (c) Where the roof of one of the adjoining parts is lower than the roof of the other part, the fire wall extends to the underside of— (i) the covering of the higher roof, or not less than 6 m above the covering of the lower roof; or (ii) the lower roof if it has an FRL not less than that of the fire wall and no openings closer than 3 m to any wall above the lower roof; or (iii) the lower roof if its covering is non-combustible and the lower part has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (3) Separation of fire compartments — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate fire compartment if it is constructed in accordance with (a) and the fire wall extends to the underside of— (a) a floor having an FRL required for a fire wall; or (b) the roof covering.	
C3D9 Separation of classifications in the same storey	(1) If a building has parts of different classifications located alongside one another in the same storey— a) each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or b) the parts must be separated in that storey by a fire wall (2) A fire wall required by (1)(b) must have the FRL prescribed in accordance with Specification 5 as applicable for that element for the Type of construction and the classifications concerned.	Not applicable
C3D10 Separation of classifications in different storeys	If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows; (a) Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 for the classification of the lower storey. (b) Type B or C construction — If one of the adjoining parts is of Class 2, 3 or 4, the floor separating the part from the storey below must— (i) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or	Not applicable



Clause	Comment	Compliance
	(ii) have an FRL of at least 30/30/30; or (iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.	
C3D11 Separation of lift shafts	(1) Any lift connecting more than 2 storeys, or more than 3 storeys if the building is sprinklered, (other than lifts which are wholly within an atrium) must be separated from the remainder of the building by enclosure in a shaft in which— (a) in a building required to be of Type A construction — the walls have the relevant FRL prescribed by Specification 5; and (b) in a building required to be of Type B construction — the walls— (i) if loadbearing, have the relevant FRL prescribed by S5C21a, S5C21b, S5C21c, S5C21d, S5C21e and S5C21f of Specification 5; or (ii) if non-loadbearing, be of non-combustible construction. (2) Any lift in a patient care area in a Class 9a health-care building or a resident use area in Class 9c building must be separated from the remainder of the building by a shaft having an FRL of not less than— (a) in a building of Type A or B construction — 120/120/120; or (b) in a building of Type C construction — 60/60/60. (3) An emergency lift must be contained within a fire-resisting shaft having an FRL of not less than 120/120/120. (4) Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4.	Not applicable
C3D12 Stairways and lifts in one shaft	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft	Not applicable
C3D13 Separation of equipment.	(1) Equipment other than that described in (2) and (3) must be separated from the remainder of the building with construction complying with (4), if that equipment comprises— (a) lift motors and lift control panels; or (b) emergency generators used to sustain emergency equipment operating in the emergency mode; or (c) central smoke control plant; or (d) boilers; or (e) a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.	If required, the hydrant pump room to be fire separated with 120-minute construction



Clause	Comment	Compliance
	(2) Equipment need not be separated in accordance with (1) if the equipment comprises— (a) smoke control exhaust fans located in the air stream which are constructed for high temperature operation in accordance with Specification 21; or (b) stair pressurising equipment installed in compliance with the relevant provisions of AS 1668.1; or (c) a lift installation without a machine-room; or (d) equipment otherwise adequately separated from the remainder of the building. (3) Separation of on-site fire pumps must comply with the requirements of AS 2419.1. (4) Separating construction must have— (a) except as provided by (b)— (i) an FRL as required by Specification 5, but not less than 120/120/120; and (ii) any doorway protected with a self-closing fire door having an FRL of not less than –/120/30; or (b) when separating a lift shaft and lift motor room, an FRL not less than 120/–/–	
C3D14 Electrical supply system	(1) An electricity substation located within a building must— (i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (ii) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. (2) A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must— (i) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (ii) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. (5) Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimize the spread of a fault from the non-emergency	If hydrant pump is required, the main switch room is to be separated by construction with an FRL of 120/120/120 if the main switchboard sustains emergency equipment operating in the emergency mode



Clause	Comment	Compliance
	equipment switchgear.	
C3D15 Public corridors in Class 2 and 3 buildings	In a Class 2 or 3 building, a public corridor, if more than 40 m in length, must be divided at intervals of not more than 40 m with smoke-proof walls complying with S11C2.	Not applicable

C4 Protection of Openings

Clause		Comment	Compliance														
C4D3	Protection of openings in external walls	(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. (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— (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. (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 unless they are in a Class 9b building used as an open spectator stand.	Openings within 3m of the eastern boundary are required to be protected.														
C4D4	Separation of external walls and associated openings 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 not be less than that set out in Table C4D4, unless— (a) those parts of each wall have an FRL not less than 60/60/60; and (b) any openings protected in accordance with C4D5. <table><tr><th>Angle between walls</th><th>Minimum distance (m)</th></tr><tr><td>0° (walls opposite)</td><td>6</td></tr><tr><td>more than 0° to 45°</td><td>5</td></tr><tr><td>more than 45° to 90°</td><td>4</td></tr><tr><td>more than 90° to 135°</td><td>3</td></tr><tr><td>more than 135° to less than 180°</td><td>2</td></tr><tr><td>180° or more</td><td>Nil</td></tr></table>	Angle between walls	Minimum distance (m)	0° (walls opposite)	6	more than 0° to 45°	5	more than 45° to 90°	4	more than 90° to 135°	3	more than 135° to less than 180°	2	180° or more	Nil	Not applicable
Angle between walls	Minimum distance (m)																
0° (walls opposite)	6																
more than 0° to 45°	5																
more than 45° to 90°	4																
more than 90° to 135°	3																
more than 135° to less than 180°	2																
180° or more	Nil																
C4D5	Acceptable methods of	Where protection is required, doorways, windows and other openings must be	Note only - This clause merely assists with options to														



Clause	Comment	Compliance
protection	protected as follows: (i) Doorways— (i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (ii) –/60/30 fire doors that are self-closing or automatic closing. (ii) Windows— (i) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (iii) –/60/– automatic closing fire shutters. (iii) Other openings— (i) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than –/60/–. Any fire doors, fire windows and fire shutters must comply with Specification 12.	ensure design compliance where protection is required as noted in C4D3 & C4D4 above.
C4D6 Doorways in fire walls	(1) The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed ½ of the length of the fire wall, and each doorway must be protected by— i. 2 fire doors or fire shutters, one on each side of the doorway, each of which has an FRL of not less than ½ that required by Specification 5 for the fire wall except that each door or shutter must have an insulation level of at least 30; or ii. a fire door on one side and a fire shutter on the other side of the doorway, each of which complies with (a); or iii. a single fire door or fire shutter which has an FRL of not less than that required by Specification 5 for the fire wall except that each door or shutter must have an insulation level of at least 30. (2) A fire door or fire shutter required by (1)(a), (b) or (c) must be self-closing, or automatic closing in accordance with (3) and (4). (3) The automatic closing operation required by (2) must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located on each side of the fire wall not more than 1.5m horizontal distance from the opening.	Not applicable



Clause	Comment	Compliance
	(4) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation of the system in either fire compartment separated by the fire wall must also initiate the automatic closing operation.	
C4D7 Sliding fire doors	(1) If a doorway in a fire wall is fitted with a sliding fire door which is open when the building is in use— (a) it must be held open with an electromagnetic device, which when de-activated in accordance with (2) and (3), allows the door to be fully closed in not less than 20 seconds and not more than 30 seconds after release; and (b) in the event of power failure to the door — the door must fail safe in the closed position in accordance with (a); and (c) an audible warning device must be located near the doorway and a red flashing warning light of adequate intensity on each side of the doorway must be activated in accordance with (2) and (3); and (d) signs must be installed on each side of the doorway located directly over the opening stating - in capital letters not less than 50 mm high in a colour contrasting with the background. WARNING — SLIDING FIRE DOOR (2) The electromagnetic device must be de-activated and the warning system activated by heat or smoke detectors, as appropriate, installed in accordance with AS 1905.1 and the relevant provisions of AS 1670.1. (3) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation in either fire compartment separated by the fire wall must also de-activate the electromagnetic device and activate the warning system.	Not applicable
C4D8 Protection of doorways in horizontal exits	A doorway that is part of a horizontal exit must be protected by either— (a) a single fire door that has an FRL of not less than that required by Specification 5 for the fire wall except that the door must have an insulation level of at least 30; or (b) in a Class 7 or 8 building — 2 fire doors, one on each side of the doorway, each with an FRL of not less than ½ that required by Specification 5 for the fire wall except that each door must have an insulation level of at least 30. Each door required by above must be self-closing, or automatic-closing in	Not applicable



Clause	Comment	Compliance
	accordance with the following: (a) The automatic-closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located on each side of the fire wall not more than 1.5 m horizontal distance from the opening. (b) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation of the system in either fire compartment separated by the fire wall must also initiate the automatic-closing operation.	
C4D9 Openings in fire-isolated exits	(1) Doorways that open to fire-isolated stairways, fire-isolated passageways or fire-isolated ramps, and are not doorways opening to a road or open space, must be protected by –60/30 fire doors that are self-closing, or automatic closing in accordance with (2) and (3). (2) The automatic-closing operation required by (1) must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located not more than 1.5 m horizontal distance from the approach side of the doorway. (3) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation of the system must also initiate the automatic-closing operation. (4) A window in an external wall of a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp must be protected in accordance with C4D5 if it is within 6 m 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
C4D10 Service penetrations in fire-isolated exits	Fire-isolated exits must not be penetrated by any services other than— (a) electrical wiring permitted by D3D8(6) to be installed within the exit; or (b) ducting associated with a pressurisation system if it— (i) is constructed of material having an FRL of not less than –/120/60 where it passes through any other part of the building; and	Not applicable



Clause	Comment	Compliance
	(ii) does not open into any other part of the building; or (c) water supply pipes for fire services.	
C4D11 Openings in fire-isolated lift shafts	(1) Doorways — If a lift shaft is required to be fire-isolated, an entrance doorway to that shaft must be protected by –/60/– fire doors that— (a) comply with AS 1735.11; and (b) are set to remain closed except when discharging or receiving passengers, goods or vehicles. (2) Lift indicator panels — A lift call panel, indicator panel or other panel in the wall of a fire-isolated lift shaft must be backed by construction having an FRL of not less than –/60/60 if it exceeds 35 000 mm² in area.	Not applicable
C4D12 Bounding construction: Class 2 and 3 buildings and Class 4 parts	(1) A doorway in a Class 2 or 3 building must be protected if it provides access from a sole-occupancy unit to— (a) a public corridor, public lobby, or the like; or (b) a room not within a sole-occupancy unit; or (c) the landing of an internal non fire-isolated stairway that serves as a required exit; or (d) another sole-occupancy unit. (2) A doorway in a Class 2 or 3 building must be protected if it provides access from a room not within a sole-occupancy unit to— (a) a public corridor, public lobby, or the like; or (b) the landing of an internal non fire-isolated stairway that serves as a required exit. (4) Except as provided in (5), protection for a doorway must be at least— (a) in a building of Type A construction — a self-closing –/60/30 fire door; and (b) in a building of Type B or C construction — a self-closing, tight fitting, solid core door, not less than 35 mm thick.	Not applicable
C4D13 Openings in floors and ceilings for services	(1) Where a service passes through— (a) a floor that is required to have an FRL with respect to integrity and insulation; or (b) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (2). (2) A service must be protected— (a) in a building of Type A construction, by a shaft complying with Specification 5; or	Compliance readily achievable. Penetration schedule to be provided for assessment. Details of all the proposed proprietary fire stopping/ sealing products will be required to be issued to the certifier prior to issue of the relevant construction certificate.



Clause	Comment	Compliance
	(b) in a building of Type B or C construction, by a shaft that will not reduce the fire performance of the building elements it penetrates; or (c) in accordance with C4D15. (3) Where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering.	
C4D14 Openings in shafts	In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by— (a) if it is in a sanitary compartment — a door or panel which, together with its frame, is non-combustible or has an FRL of not less than –/30/30; or (b) a self-closing –/60/30 fire door or hopper; or (c) an access panel having an FRL of not less than –/60/30; or (d) if the shaft is a garbage shaft — a door or hopper of non-combustible construction.	Not applicable
C4D15 Openings for service installations	(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. (2) An installation mentioned in (1) must comply with any one of the following: (a) Tested systems — the following applies: (ii) The service, building element and any protection method at the penetration— (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 (B) differ from a prototype assembly of the service, building element and protection method in accordance with Section 4 of AS 4072.1. (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. (c) Compliance with Specification 13.	Penetration schedule to be provided for assessment. Details of all the proposed proprietary fire stopping/sealing products will be required to be issued to the certifier prior to issue of the relevant construction certificate. Designers and Contractor to note. Compliance readily achievable.



Clause	Comment	Compliance
C4D16 Construction Joints	(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— i. identical with a prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve the required FRL; or ii. that differs from a prototype in accordance with Section 4 of AS 4072.1 and achieves the required FRL. (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. (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.	Penetration schedule to be provided for assessment. Details of all the proposed proprietary fire stopping/sealing products will be required to be issued to the certifier prior to issue of the relevant construction certificate. Designers and Contractor to note. Compliance readily achievable.
C4D17 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.	Note

Specification 5 - Fire-Resisting Construction

Clause	Comment	Compliance
GENERAL REQUIREMENTS		
S5C2 Exposure to fire-source features	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— (i) has an FRL of not less than 30/—/—; and (ii) is neither transparent nor translucent. A part of a building element is not exposed to a fire-source feature if the fire-source feature is— (i) 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 (ii) 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.	Note.
S5C3 Fire protection for a support of another part	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,	Compliance readily achievable.



Clause	Comment	Compliance
	subject to (b), must— (i) have an FRL not less than that required by other provisions of this Specification; and (ii) 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— (A) for the supporting part itself; and (B) for the part it supports; and (iii) be non-combustible— (A) if required by other provisions of this Specification; or (B) if the part it supports is required to be non-combustible.	
S5C4 Lintels	A lintel must have the FRL required for the part of the building in which it is situated, unless it does not contribute to the support of a fire door, fire window or fire shutter, and it spans an opening in masonry which is not more than 150 mm thick and— (i) not more than 3 m wide if the masonry is non-loadbearing; or (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.	Compliance readily achievable
S5C5 Method of attachment not to reduce the fire-resistance of building elements	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.	Compliance readily achievable
S5C6 General Concessions	(a) 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— (i) only 1 storey; or (ii) 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— (A) 1/8 of the sum of the floor areas of the 1 storey parts; or (B) in the case of a building to which one of the maximum floor areas specified in Table C2.2 is applicable — 1/10 of that area; or (C) in the case of a building to which two or more of the maximum floor areas specified in Table C2.2 is applicable — 1/10 of the lesser of those areas.	Not applicable
	(b) Timber columns — A timber column may be used in a single storey building if— (i) in a fire wall or common wall the column has an FRL not less than that listed in the appropriate Table 3, 4 or 5; and (ii) in any other case where the column is required to have an FRL in accordance with Table 3, 4 or 5, it has an FRL of not less than 30/–/–.	Not applicable
	(c) Structures on roofs	Compliance readily achievable.



Clause	Comment	Compliance
	— A non-combustible structure situated on a roof need not comply with the other provisions of this Specification if it only contains— (i) lift motor equipment; or (ii) one or more of the following: (A) Hot water or other water tanks. (B) Ventilating ductwork, ventilating fans and their motors. (C) Air-conditioning chillers. (D) Window cleaning equipment. (E) Other service units that are non-combustible and do not contain flammable or combustible liquids or gases.	
	(d) Curtain walls and panel walls — A requirement for an external wall to have an FRL does not apply to a curtain wall or panel wall which is of non-combustible construction and fully protected by automatic external wall-wetting sprinklers.	Not applicable
	(f) 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 of Spec 5 if— (i) it does not form part of the only path of travel to a required exit from the building; and (ii) in Type A construction— (A) it is situated not more than 2 storeys above the lowest storey providing direct egress to a road or open space; and (B) any supporting columns are of non-combustible construction.	Architect to note.

Note – S5C7 Mezzanine floors concession – not applicable

S5C8 Enclosure of Shafts	Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building, except that these provisions need not apply to— (a) the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp; or (b) the bottom of a shaft if it is non-combustible and laid directly on the ground.	Not applicable
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Note – S5C9 and S5C10 are not applicable

Clause	Comment	Compliance
TYPE B FIRE-RESISTING CONSTRUCTION		
S5C21 Fire-resistance of building elements	a) In a building required to be of Type B construction a building element listed in Table S5C21 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	Compliance is readily achievable. See S5C21(e) below for concession for the storey immediately below the roof



Clause	Comment	Compliance
	concerned.	
	c) 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 3 (iii) if under Clause S5C15 the roof is not required to comply with Table 3, 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	Compliance is readily achievable
	d) 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	Compliance is readily achievable
	e) 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 Tables S5C21d	Concession applies
	f) the FRLs specified in Table S5C11 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.	Note



3.3 Part D – Access and Egress

D2 Provision for Escape

Clause	Comment	Compliance
D2D3 Number of exits required	(1) All buildings — Every building must have at least one exit from each storey. (2) Class 2 to 8 buildings — (a) In addition to any horizontal exit, not less than 2 exits must be provided from the following: (i) Each storey if the building has an effective height of more than 25 m. (j) A Class 2 or 3 building subject to C2.D6. (3) Basements — In addition to any horizontal exit, not less than 2 exits must be provided from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless— (a) the floor area of the storey is not more than 50 m²; and (b) the distance of travel from any point on the floor to a single exit is not more than 20 m. (7) Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to— (a) an exit; or (b) at least 2 exits if 2 or more exits are required.	Current plans appear to comply – 2 exits are provided on each level.
D2D4 When fire-isolated stairways and ramps are required	(1) Class 2 and 3 buildings — The following applies: (a) Subject to (b), every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through or passes by not more than— (i) 3 consecutive storeys in a Class 2 building; or (ii) 2 consecutive storeys in a Class 3 building. (2) Class 5, 6, 7, 8 or 9 buildings — Every stairway or ramp serving as a required exit must be fire-isolated unless— (a) in a Class 9a health-care building — it connects, or passes through or passes by not more than 2 consecutive storeys in areas other than patient care areas; or (b) it is part of an open spectator stand; or (c) in any other case, except in a Class 9b early childhood centre or a Class 9c building, it connects, passes through or passes by not more than 2	Not applicable



Clause	Comment	Compliance
	consecutive storeys and one extra storey of any classification may be included if— (i) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or (ii) the required exit does not provide access to or egress for, and is separated from, the extra storey by construction having— (A) an FRL of –/60/60, if non-loadbearing; and (B) an FRL of 90/90/90 for Type A construction or 60/60/60 for Type B or C construction, if loadbearing; and (C) no opening that could permit the passage of fire or smoke.	
D2D5 Exit travel distances.	(1) Class 2 and 3 buildings — (a) The entrance doorway of any sole-occupancy unit must be not more than— (i) 6 m from an exit or from a point from which travel in different directions to 2 exits is available; or (ii) 20 m from a single exit serving the storey at the level of egress to a road or open space; and (b) no point on the floor of a room which is not in a sole-occupancy unit must be more than 20 m from an exit or from a point at which travel in different directions to 2 exits is available. (3) Class 5, 6, 7, 8 or 9 buildings - (a) no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m; and (b) in a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m.	Compliance achieved.
D2D6 Distance between alternative exits	Exits that are required as alternative means of egress must be— (a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and (b) not less than 9 m apart; and (c) not more than— (i) in a Class 2 or 3 building — 45 m apart; or (ii) in a Class 9a health-care building, if such required exit serves a patient care area — 45 m apart; or (iii) in all other cases — 60 m apart; and (d) located so that alternative paths of travel do not converge such that they become less than 6 m apart.	Compliance achieved.



Clause	Comment	Compliance
D2D7 Height of exits, paths of travel to exits and doorways	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.	Compliance readily achievable
D2D8 Widths of exits and paths of travel to exits	(1) The unobstructed width of each required exit or path of travel to an exit, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than— (a) 1 m; or (b) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area or ward area; and (c) in a public corridor in a Class 9c aged care building, notwithstanding (2) and (3)— (i) 1.5 m; and (ii) 1.8 m for the full width of the doorway, providing access into a sole-occupancy unit or communal bathroom. (2) If the storey, mezzanine or open spectator stand accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than— (a) 1 m plus 250 mm for each 25 persons (or part) in excess of 100; or (b) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area or ward area. (3) If the storey, mezzanine or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than— (a) 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or (b) in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200. (4) In an open spectator stand which accommodates more than 2000 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than 17 m plus a width (in metres) equal to the number in excess of 2000 divided by 600.	Compliance readily achievable.



Clause	Comment	Compliance
D2D9 Width of doorways in exits or paths of travel to exits	In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than— (a) in patient care areas through which patients would normally be transported in beds— (i) if the doorway provides access to, or from, a corridor of width— (A) less than 2.2 m — 1200 mm; or (B) 2.2 m or greater — 1070 mm; and (ii) where the doorway referred to in (i) is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 800 mm wide; or (b) in patient care areas in a horizontal exit — 1250 mm; or (c) the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4), minus 250 mm; or (d) in a Class 9c building, 800 mm, except— (i) in resident use areas the minimum unobstructed width must be 870 mm; and (ii) for doorways leading from a public corridor to a sole-occupancy unit the minimum unobstructed width must be 1070 mm; and (iii) where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 870 mm wide in resident use areas and 800 mm wide in non-resident use area; or (e) in any other case except where it opens to a sanitary compartment or bathroom — 750 mm wide.	Compliance readily achievable
D2D10 Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i).	Compliance readily achievable.
D2D11 Determination and measurement of exits and paths of travel to exits	For the purposes of D2D7 to D2D10 the following apply: (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must— (i) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosings of the treads or the floor surface of the ramp or landing. (b) To determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D2D18	Note



Clause	Comment	Compliance
D2D12 Travel via fire-isolated exits	(1) A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from— (a) a public corridor, public lobby or the like; or (b) a sole-occupancy unit occupying all of a storey; or (c) a sanitary compartment, airlock or the like. (2) Each fire-isolated stairway or fire-isolated ramp must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway— (a) to a road or open space; or (b) to a point— (i) in a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least $\frac{2}{3}$ of its perimeter; and (ii) from which an unimpeded path of travel, not further than 20 m, is available to a road or open space; or (c) into a covered area that— (i) adjoins a road or open space; and (ii) is open for at least $\frac{1}{3}$ of its perimeter; and (iii) has an unobstructed clear height throughout, including the perimeter openings, of not less than 3 m; and (iv) provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6 m. (3) Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, the following applies: (a) That part of the wall must have— (i) an FRL of not less than 60/60/60; and (ii) any openings protected internally in accordance with C4D5; and (b) The protection required by (a) must extend for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser. (4) If more than 2 access doorways, not from a sanitary compartment or the like, open to a required fire-isolated exit in the same storey— (a) a smoke lobby in accordance with D3D7 must be provided; or (b) the exit must be pressurised in accordance with AS 1668.1. (5) A ramp must be provided at any change in level less than 600 mm in a fire-isolated passageway in a Class 9 building.	Compliance readily achievable.
D2D13 External stairways or ramps in lieu of fire-isolated exits	(1) An external stairway or ramp may serve as a required exit in lieu of a fire-isolated exit serving a storey below an effective height of 25 m, if the stairway or ramp is—	Not applicable



Clause	Comment	Compliance
	(a) non-combustible throughout; and (b) protected in accordance with (3) if it is within 6 m of, and exposed to, any part of the external wall of the building it serves. (2) For the purposes of this clause— (a) exposure under (1)(b), is measured in accordance with S5C2, as if the exit was a building element and the external wall of the building was a fire-source feature to the exit, except that the FRL required in S5C2(1)(a) must not be less than 60/60/60; and (b) the plane formed at the construction edge or perimeter of an unenclosed building or part such as an open-deck carpark, open spectator stand or the like, is deemed to be an external wall; and (c) openings in an external wall and openings under (3) and (4), are determined in accordance with C4D2. (3) The protection referred to in (1)(b), must adequately protect occupants using the exit from exposure to a fire within the building, in accordance with one of the following methods: (a) The part of the external wall of the building to which the exit is exposed must have— (i) an FRL of not less than 60/60/60; and (ii) no openings less than 3 m from the exit (except a doorway serving the exit protected by a –/60/30 fire door in accordance with C4D9(1)); and (iii) any opening 3 m or more but less than 6 m from the exit, protected in accordance with C4D5 and if wall wetting sprinklers are used, they are located internally. (b) The exit must be protected by construction of a wall, roof, floor or other shielding element as appropriate in accordance with (4) from— (i) any part of the external wall of the building having an FRL of less than 60/60/60; (ii) and any openings in the external wall. (4) The wall, roof, floor or other shielding element required by (3)(b) must— (a) have an FRL of not less than 60/60/60; and (b) have no openings less than 3 m from the external wall of the building (except a doorway serving the exit protected by a –/60/30 fire door in accordance with C4D9(1)); and (c) have any opening 3 m or more but less than 6 m from any part of the external wall of the building protected in accordance with C4D5 and if wall wetting sprinklers are used, they are located on the side exposed to	



Clause	Comment	Compliance
	the external wall.	
D2D14 Travel by non-fire-isolated stairways or ramps	(1) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. (2) In a Class 2, 3 or 4 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed— (a) 30 m in a building of Type C construction; or (b) 60 m in all other cases. (3) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m. (4) In a Class 2, 3 or 9a building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (a) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (b) 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. (5) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (a) 20 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (b) 40 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. (6) In a Class 2 or 3 building, if 2 or more exits are required and are provided by means of internal non-fire-isolated stairways or non-fire-isolated ramps each exit must— (a) provide separate egress to a road or open space; and (b) be suitable smoke-separated from each other at the level of discharge.	Compliance readily achievable.



Clause	Comment	Compliance
D2D15 Discharge from exits	(1) An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it. (2) If 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— (a) the minimum width of the required exit; or (b) 1 m, whichever is the greater. (3) 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— (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 D4; or (b) except if the exit is from a Class 9a building, a stairway complying with the Deemed-to-Satisfy Provisions of the BCA. (4) The discharge point of alternative exits must be located as far apart as practical. (5) In a Class 9b building which is an open spectator stand that accommodates more than 500 persons, a required stairway or required ramp must not discharge to the ground in front of the stand.	Compliance readily achievable.
D2D16 Horizontal exits	(1) Horizontal exits must not be counted as required exits— (a) between sole-occupancy units; or (b) in a Class 9b building used as an early childhood centre, primary or secondary school. (2) In a Class 9a health-care building or Class 9c building, horizontal exits may be counted as required exits if the path of travel from a fire compartment leads by one or more horizontal exits directly into another fire compartment which has at least one required exit which is not a horizontal exit. (3) In cases other than in (2), horizontal exits must not comprise more than half of the required exits from any part of a storey divided by a fire wall. (4) Horizontal exits must have a clear area on the side of the fire wall to which occupants are evacuating, to accommodate the total number of persons (calculated under D2D18) served by the horizontal exit of not less than—	Not applicable



Clause	Comment	Compliance
	(a) 2.5 m² per patient/resident in a Class 9a health-care building or Class 9c aged care building; and (b) 0.5 m² per person in any other case. (5) Where a fire compartment is provided with only two exits, and one of those exits is a horizontal exit, the clear area required by (4) is to be of a size that accommodates all the occupants from the fire compartment being evacuated. (6) In a Class 9b early childhood centre, the clear area required by (4) must accommodate all occupants of the early childhood centre. (7) The clear area required by (4) must be connected to the horizontal exit by an unobstructed path that has at least the dimensions required for the horizontal exit and may include the area of the unobstructed path. (8) Each fire compartment required by C3D6(2) must be served by not less than 2 horizontal exits, each located not less than 9 m from— (a) at least one other horizontal exit; and (b) an exit other than a horizontal exit.	
D2D17 Non-required stairways, ramps or escalators	An escalator, moving walkway or non-required non fire-isolated stairway or pedestrian ramp— (a) must not be used between storeys in— (i) a patient care area in a Class 9a health-care building; or (ii) a resident use area in a Class 9c building; and (b) may connect any number of storeys if it is— (i) in an open spectator stand or indoor sports stadium; or (ii) in a carpark or an atrium; or (iii) outside a building; or (iv) in a Class 5 or 6 building that is sprinklered throughout, where the escalator, walkway, stairway or ramp complies with Specification 14; and (c) except where permitted in (b) must not connect more than— (i) 3 storeys if each of those storeys is provided with a sprinkler system (other than a FPAA101D system) complying with Specification 17 throughout; or (ii) 2 storeys, provided that in each case, those storeys must be consecutive, and one of those storeys is situated at a level at which	Compliance readily achieved.



Clause	Comment	Compliance
	there is direct egress to a road or open space; and (d) except where permitted in (b) or (c), must not connect, directly or indirectly, more than 2 storeys at any level in a Class 5, 6, 7, 8 or 9 building and those storeys must be consecutive.	
D2D18 Number of persons accommodated	For the purposes of the Deemed-to-Satisfy Provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by— (a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for— (i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and (ii) service ducts and the like, sanitary compartments or other ancillary uses; or (b) reference to the seating capacity in an assembly building or room; or (c) any other suitable means of assessing its capacity.	Note
D2D19 Measurement of distance	The nearest part of an exit means in the case of— (a) a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access to them; and (b) a non-fire-isolated stairway, the nearest part of the nearest riser; and (c) a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey; and (d) a doorway opening to a road or open space, the nearest part of the doorway; and (e) a horizontal exit, the nearest part of the doorway.	Note.
D2D20 Method of measurement	This clause dictates the rules around the method of measurement relating to provisions under D2 of the BCA.	Note.
D2D21 Plant rooms, lift machine rooms and electricity network substations: Concession	(1) A ladder may be used in lieu of a stairway to provide egress from— (a) a plant room with a floor area of not more than 100 m ² ; or (b) all but one point of egress from a plant room, a lift machine room or a Class 8 electricity network substation with a floor area of not more than 200 m ² . (2) A ladder permitted under (1)— (a) may—	Note.



Clause	Comment	Compliance
	(i) form part of an exit provided that in the case of a fire-isolated stairway it is contained within the shaft; or (ii) discharge within a storey in which case it must be considered as forming part of the path of travel; and (b) for a plant room or a Class 8 electricity network substation, must comply with AS 1657; and (c) for a lift machine room, where access is provided from within a machine room to a secondary floor, a fixed rung type ladder complying with AS 1657 may be used, provided that— (i) the height between the floors is not more than 2800 mm; and (ii) the ladder is inclined at an angle to the horizontal not less than 65 degrees nor more than 75 degrees; and (iii) the distance between the front face of the ladder and any adjacent obstruction is not less than— (A) 960 mm, where the ladder is inclined 65 degrees to the horizontal; or (B) 760 mm, where the ladder is inclined 75 degrees to the horizontal; or (C) a distance that is determined by interpolating the values in (A) and (B), where the ladder is inclined at any angle between 65 degrees and 75 degrees to the horizontal; and (iv) a clear space not less than 600 mm exists between the foot of the ladder and any equipment.	
D2D22 Access to lift pits	Access to lift pits must— (a) where the pit depth is not more than 3 m, be through the lowest landing doors; or (b) where the pit depth is more than 3 m, be provided through an access doorway complying with the following: (i) In lieu of D2D7 to D2D11, the doorway must be level with the pit floor and not be less than 600 mm wide by 1980 mm high clear opening, which may be reduced to 1500 mm where it is necessary to comply with (ii). (ii) No part of the lift car or platform must encroach on the pit doorway entrance when the car is on a fully compressed buffer. (iii) Access to the doorway must be by a stairway complying with AS 1657. (iv) In lieu of D3D26, doors fitted to the doorway must be— (A) of the horizontal sliding or outwards opening hinged type; and (B) self-closing and self-locking from the outside; and (C) marked on the landing side with the letters not less than 35 mm high:	Note



Clause	Comment	Compliance
	DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES	
D2D23 Egress from primary schools	(1) Every part of a Class 9b primary school must be wholly within a storey that provides direct egress to a road or open space. (2) The requirements of (1) do not apply to a building with a rise in storeys of 4 or less, where the primary school is the only use in that building	Not applicable.

D3 Construction of Exits

Clause	Comment	Compliance
D3D3 Fire-isolated stairways and ramp	A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed - (a) of non-combustible materials; and (b) so that if there is local failure, it will not cause structural damage to, or impair the fire-resistance of, the shaft.	Not applicable.
D3D4 Non-fire-isolated stairways and ramps	In a building having a rise in storeys of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a fire-resisting shaft, must be constructed according to D2.2, or only of— (a) reinforced or prestressed concrete; or (b) steel in no part less than 6 mm thick; or (c) timber that— (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m ³ at a moisture content of 12%; and (iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.	Compliance readily achievable.
D3D5 Separation of rising and descending stair flights	If a stairway serving as an exit is required to be fire-isolated— (a) there must be no direct connection between— (i) a flight rising from a storey below the lowest level of access to a road or open space; and (ii) a flight descending from a storey above that level; and (b) any construction that separates or is common to the rising and	Not applicable



Clause	Comment	Compliance
	descending flights must be— (i) non-combustible; and (ii) smoke proof in accordance with S11C2.	
D3D6 Open access ramps and balconies	Where an open access ramp or balcony is provided to meet the smoke hazard management requirements of E2D4 to E2D13, it must— (a) have ventilation openings to the outside air which— (i) have a total unobstructed area not less than the floor area of the ramp or balcony; and (ii) are evenly distributed along the open sides of the ramp or balcony; and (b) not be enclosed on its open sides above a height of 1 m except by an open grille or the like having a free air space of not less than 75% of its area.	Not applicable
D3D7 Smoke lobbies	A smoke lobby required by D2D12 must— (a) have a floor area not less than 6 m ² ; and (b) be separated from the occupied areas in the storey by walls which are impervious to smoke, and— (i) have an FRL of not less than 60/60/– (which may be fire-protective grade plasterboard, gypsum block with set plaster, face brickwork, glass blocks or glazing); and (ii) extend from slab to slab, or to the underside of a ceiling with a resistance to the incipient spread of fire of 60 minutes which covers the lobby; and (iii) any construction joints between the top of the walls and the floor slab, roof or ceiling must be smoke sealed with intumescent putty or other suitable material; and (c) at any opening from the occupied areas, have smoke doors complying with S12C3 and S12C4 except that the smoke sensing device need only be located on the approach side of the opening; and (d) be pressurised as part of the exit if the exit is required to be pressurised under E2D3.	Not applicable.



Clause	Comment	Compliance
D3D8 Installations in exits and paths of travel	(1) Access to service shafts and services other than to fire-fighting or detection equipment as permitted in the Deemed-to-Satisfy Provisions of Section E, must not be provided from a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp. (2) An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit. (3) Gas or other fuel services must not be installed in a required exit. (4) Except for in a fire-isolated exit specified in (1), services or equipment enclosed in accordance with (5) may be installed in a required exit, or in any corridor, hallway, lobby or the like leading to a required exit, where that service or equipment comprises— (a) electricity meters, distribution boards or ducts; or (b) central telecommunications distribution boards or equipment; or (c) electrical motors or other motors serving equipment in the building. (5) An enclosure for the purposes of (4) must be suitably sealed against smoke spreading from the enclosure and be— (a) non-combustible construction; or (b) a fire-protective covering. (6) Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with— (a) a lighting, detection, or pressurisation system serving the exit; or (b) a security, surveillance or management system serving the exit; or (c) an intercommunication system or an audible or visual alarm system in accordance with D3D27; or (d) the monitoring of hydrant or sprinkler isolating valves.	Compliance readily achievable.
D3D9 Enclosure of space under stairs	(1) Fire-isolated stairways and ramps — If the space below a required fire-isolated stairway or fire-isolated ramp is within the fire-isolated shaft, it must not be enclosed to form a cupboard or similar enclosed space. (2) Non fire-isolated stairways and ramps — The space below a required non fire-isolated stairway (including an external stairway) or non fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless— (a) the enclosing walls and ceilings have an FRL of not less than 60/60/60;	Compliance readily achievable. Architect to note.



Clause	Comment	Compliance
	and (b) any access doorway to the enclosed space is fitted with a self-closing – /60/30 fire door.	
D3D10 Width of Required Stairways and Ramps	A required stairway or ramp that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2 m.	Not applicable
D3D11 Pedestrian ramps	(1) A fire-isolated ramp may be substituted for a fire-isolated stairway if the construction enclosing the ramp and the width and ceiling height comply with the requirements for a fire-isolated stairway. (2) A ramp serving as a required exit must— (a) where the ramp is also serving as an accessible ramp under Part D4, be in accordance with AS1428.1; or (b) in any other case, have a gradient not steeper than 1:8. (3) The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586.	Compliance readily achievable.
D3D12 Fire isolated passageways	(1) The enclosing construction of a fire-isolated passageway must have an FRL when tested for a fire outside the passageway in another part of the building of— (a) if the passageway discharges from a fire-isolated stairway or ramp — not less than that required for the stairway or ramp shaft; or (b) in any other case — not less than 60/60/60. (2) Notwithstanding (1)(b), the top construction of a fire-isolated passageway need not have an FRL if the walls of the fire-isolated passageway extend to the underside of— (a) a non-combustible roof covering; or (b) a ceiling having a resistance to the incipient spread of fire of not less than 60 minutes separating the roof space or ceiling space in all areas surrounding the passageway within the fire compartment.	Not applicable
D3D13 Roof as open space	If an exit discharges to a roof of a building, the roof must— (a) have an FRL of not less than 120/120/120; and (b) not have any roof lights or other openings within 3 m of the path of travel of persons using the exit to reach a road or open space.	Not applicable



Clause	Comment	Compliance
D3D14 Going and risers	(1) A stairway must have a) not more than 18 and not less than 2 risers b) going (G), riser (R) and quantity (2R + G) in accordance with Table D3D14, except as permitted by (2) and (3); c) constant goings and risers throughout each flight, except as permitted by (2) and (3), and the dimensions of (c)goings (G) and risers (R) in accordance with (1)(b) are considered constant if the variation between— (i) adjacent risers, or between adjacent goings, is no greater than 5 mm; and (ii) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm; and d) Risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and e) Treads which have— a) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or b) a nosing strip with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586 and f) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys; and g) in a Class 9b building, not more than 36 risers in consecutive flights without a change in direction of at least 30° and h) in the case of a required stairway, no winders in lieu of a landing.	Compliance readily achievable.
D3D15 Landings	In a stairway— (a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must— i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and c) have— (A) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or (B) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when	Compliance readily achievable.



Clause	Comment	Compliance
	tested in accordance with AS 4586, where the edge leads to a flight below; and (b) in a Class 9a building— (i) the area of any landing must be sufficient to move a stretcher, 2 m long and 600 mm wide, at a gradient not more than the gradient of the stairs, with at least one end of the stretcher on the landing while changing direction between flights; or (ii) (ii) the stair must have a change of direction of 180°, and the landing a clear width of not less than 1.6 m and a clear length of not less than 2.7 m.	
D3D16 Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless— (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or (b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or (c) in a building required to be accessible by Part D4, the doorway— (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS1428.1; or (d) in a Class 9b building used as an entertainment venue, the door sill of a doorway opening to a road, open space, external stair landing or external balcony is not more than 50 mm above the finished floor level to which the doorway opens; or (e) in other cases— (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.	Compliance readily achievable.
D3D17 Barriers to prevent falls	(1) A continuous barrier must be provided along the side of— (a) a roof to which general access is provided; and (b) a stairway or ramp; and (c) a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and (d) any delineated path of access to a building, if the trafficable surface is 1 m or more above the surface beneath.	Compliance readily achievable.



Clause	Comment	Compliance
	(2) The requirements of (1) do not apply to— (a) the perimeter of a stage, rigging loft, loading dock or the like; or (b) areas referred to in D3D23; or (c) a retaining wall unless the retaining wall forms part of, or is directly associated with a delineated path of access to a building from the road, or a delineated path of access between buildings; or (d) a barrier provided to an openable window covered by D3D29. (3) A barrier required by (1) must be constructed in accordance with D3D18, D3D19, D3D20 and, if a wire barrier is used, D3D21	
D3D18 Height of barriers	(1) The height of a barrier required by D3D17 must be not less than the following: (a) For stairways or ramps with a gradient of 1:20 or steeper — 865 mm. (b) For landings to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length — 865 mm. (c) In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1 m outwards from the top of the barrier — 700 mm. (d) For all other locations — 1 m. For a barrier provided under (1) — (a) barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair treads; and (b) a transition zone may be incorporated where the barrier height changes from 865 mm on a stair flight or ramp to 1 m at a landing or floor.	Compliance readily achievable.
D3D19 Openings in barriers	(1) Except where allowed by (2), openings in a required barrier must not allow a 125 mm sphere to pass through. (2) In a fire-isolated stairway, fire-isolated ramp or other area used primarily for emergency purposes, openings in a required barrier— (a) must not allow a 300 mm sphere to pass through; or (b) where rails are used— (i) a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like; and (ii) the opening between rails must not be more than 460 mm. (3) In Class 7 (other than car parks) and Class 8 buildings, openings in a required barrier—	Compliance readily achievable.



Clause	Comment	Compliance
	(a) must not allow a 300 mm sphere to pass through; or (b) where rails are used— (i) a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like; and (ii) the opening between the rails must not be more than 460 mm. (4) The requirements of (2) do not apply to external stairways, external ramps, or fire-isolated stairways or fire-isolate ramps serving Class 9b early childhood centres. (5) For a barrier provided under (1), the maximum 125 mm barrier opening for a stairway, such as a non fire-isolated stairway, is measured above the nosing line of the stair treads. (6) Where a required barrier is fixed to the vertical face forming an edge of a landing, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm. (7) For the purposes of (6), the opening is measured horizontally from the edge of the trafficable surface to the nearest internal face of the barrier.	
D3D20 Barrier climbability	(1) A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor. (2) The requirements of (1) do not apply to— (a) fire-isolated stairways, fire-isolated ramps and other areas used primarily for emergency purposes, other than— (i) external stairways; and (ii) external ramps; and (b) Class 7 (other than car parks) and Class 8 building	Not applicable
D3D21 Wire barriers	Where a required barrier is constructed of wire, it is deemed to meet the requirements of D3D19(1) if it is constructed in accordance with the following: (a) For horizontal wire systems— (i) when measured with a strain indicator, it must be in accordance with the tension values in Table D3D21a; or (ii) must not exceed the maximum deflections in Table D3D21c.	Note



Clause	Comment	Compliance
D3D22 Handrails	(1) Except for handrails referred to in D3D23, and subject to (2), handrails must— (a) be located along at least one side of the ramp or flight; and (b) be located along each side if the total width of the stairway or ramp is 2 m or more; and (c) in a Class 9b building used as a primary school or a building that contains an early childhood centre— (iii) (i) have one handrail fixed at a height of not less than 865 mm; and (iv) in addition to (i), have a handrail— (A) fixed at a height between 665 mm and 750 mm in a primary school; and (B) with a cross-sectional dimension not less than 16 mm and not greater than 45 mm as measured in any direction across its centre, fixed at a height between 450 mm and 700 mm in a Class 9b early childhood centre; and (d) in any other case, be fixed at a height of not less than 865 mm; and (e) be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (f) in a required exit serving an area required to be accessible, be designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii).	Compliance readily achievable.
D3D23 Fixed platforms, walkways, stairways and ladders	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply with AS 1657 in lieu of D3D14, D3D15, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22 if it only serves— (a) machinery rooms, boiler houses, lift-machine rooms, plant-rooms, and the like; or (b) non-habitable rooms, such as attics, storerooms and the like that are not used on a frequent or daily basis in the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.	Not applicable
D3D24 Doorways and doors	(1) A doorway in a resident use area of a Class 9c building must not be fitted with— (a) a sliding fire door; or (b) a sliding smoke door; or (c) a revolving door; or (d) a roller shutter door; or (e) a tilt-up door.	Compliance readily achievable.



Clause	Comment	Compliance
	(2) A doorway serving as a required exit or forming part of a required exit, or a doorway in a patient care area of a Class 9a health-care building— (a) must not be fitted with a revolving door; and (b) must not be fitted with a roller shutter or tilt-up door unless— (i) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m²; and (ii) the doorway is the only required exit from the building or part; and (iii) it is held in the open position while the building or part is lawfully occupied; and (c) must not be fitted with a sliding door unless— (i) it leads directly to a road or open space; and (ii) the door is able to be opened manually under a force of not more than 110 N; and (d) if fitted with a door which is power-operated— (i) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. (3) A power-operated door in a path of travel to a required exit, except for a door in a patient care area of a Class 9a health-care building as provided in (2), must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source.	
D3D25 Swinging doors	(1) A swinging door in a required exit or forming part of a required exit— (a) must not encroach— (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or passageway if it is likely to impede the path of travel of the people already using the exit; and (ii) when fully open, by more than 100 mm on the required width of the required exit; and (b) must swing in the direction of egress unless— (i) it serves a building or part with a floor area not more than 200 m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or (j) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and (c) must not otherwise impede the path or direction of egress.	Compliance readily achievable.



Clause	Comment	Compliance
	(2) The measurement of encroachment referred to in (1)(a) in each case is to include door handles or other furniture or attachments to the door.	
D3D26 Operation of latch	A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by— (a) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D4— (i) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (ii) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (b) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor These requirements of (1) and (2) do not apply in a Class 9b building (other than a school, an early childhood centre or a building used for religious purposes) to a door in a required exit, forming part of a required exit or in the path of travel to a required exit serving a storey or room accommodating more than 100 persons, determined in accordance with D2D18, in which case it must be readily openable— (a) without a key from the side that faces a person seeking egress; and (b) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and (c) where a two-leaf door is fitted, the provisions of (a) and (b) need only apply to one door leaf if the appropriate requirements of D2D7 to D2D11 are satisfied by the opening of that one leaf.	Compliance readily achievable.
D3D27 Re-entry from fire-isolated exits	(1) Doors of a fire-isolated exit must not be locked from the inside as follows: (c) In a Class 9a health-care building. (d) In a Class 9b early childhood centre. (e) In a Class 9c building. (f) In a fire-isolated exit serving any storey above an effective height of 25 m, throughout the exit. (2) The requirements of (1)(a), (c) and (d) do not apply to a door fitted with a fail-safe device that automatically unlocks the door upon the activation of a fire alarm and—	Not applicable



Clause	Comment	Compliance
	(a) on at least every fourth storey, the doors are not able to be locked and a sign is fixed on such doors stating that re-entry is available; or (b) an intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation. (3) The requirements of (1)(b) do not apply to a door fitted with a fail-safe device that automatically unlocks the door serving the Class 9b early childhood centre upon the activation of a fire alarm.	
D3D28 Signs on doors	(1) A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to, in accordance with (2) – (a) Smoke door (b) Any door which is a; fire door forming part of a horizontal exit, smoke door that swings in both directions and door leading from a fire isolated exit to a road or open space. (2) A sign required by (1)(a) must be fixed on the side of the door that faces a person seeking egress and, if the door is fitted with a device for holding it in the open position, either a sign must be fixed on the wall adjacent to the doorway, or signs must be fixed to both sides of the door. A sign required by (1)(b) must be fixed on each side of the door.	Not applicable



Clause	Comment	Compliance
D3D29 Protection of openable windows	(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— (a) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or (b) Class 9b early childhood centre. (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: (a) The openable portion of the window must be protected with— (i) device capable of restricting the window opening; or (ii) a screen with secure fittings. (b) A device or screen required by (a) must— (i) not permit a 125 mm sphere to pass through the window opening or screen; and (ii) resist an outward horizontal action of 250 N against the— (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.	Not applicable
D3D30 Timber Stairways	(1) Notwithstanding D3D3(a), timber treads, risers, landings and associated supporting framework within a required fire-isolated stairway or fire-isolated passageway may be constructed from fire-protected timber in accordance with C2D13— (a) if the timber— (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m³ at a moisture content of 12%; and (b) subject to— (i) the building being protected throughout by a sprinkler system (other than a FPAA101D system) complying with Specification 17 which extends to within the fire-isolated enclosure; and (ii) fire protection being provided to the underside of stair flights and landings located immediately above a landing level which— (A) is at or near the level of egress; or (B) provides direct access to a carpark. (2) Fire protection required by (1) must be not less than one layer of 13 mm fire-protective grade plasterboard fixed in accordance with the system requirements for a fire-protective covering.	Not applicable



3.4 Part E – Services and Equipment

E1 Fire Fighting Equipment

Clause	Comment	Compliance
E1D2 Fire hydrants	(1) A fire hydrant system must be provided to serve a building— (a) having a total floor area greater than 500 m²; and (b) where a fire brigade station is— (i) no more than 50 km from the building as measured along roads; and (ii) equipped with equipment capable of utilising a fire hydrant. (2) The fire hydrant system must be installed in accordance with AS 2419.1. (3) Notwithstanding (2), a Class 8 electricity network substation need not comply with clause 4.2 of AS 2419.1 if— (a) it cannot be connected to a town main supply; and (b) one hour water storage is provided for fire-fighting. (4) Where internal fire hydrants are provided, they must serve only the storey on which they are located except that a sole-occupancy unit— (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 (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.	Compliance readily achievable.
E1D3 Fire Hose-Reels	(1) E1D3 does not apply to— (a) a Class 2, 3 or 5 building or Class 4 part of a building; or (b) a Class 8 electricity network substation; or (c) a Class 9c building; or (d) classrooms and associated corridors in a primary or secondary school. (2) A fire hose reel system must be provided— (a) to serve the whole building where one or more internal fire hydrants are installed; or (b) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500m².	Applicable to the library – hydraulics consultant to note.



Clause	Comment	Compliance
	(3) The fire hose reel system must— (a) have fire hose reels installed in accordance with AS 2441; and (b) provide fire hose reels to serve only the storey at which they are located, except a sole-occupancy unit of not more than 2 storeys in a Class 6, 7, 8 or 9 building may be served by a single fire hose reel located at the level of egress from that sole-occupancy unit provided the fire hose reel can provide coverage to the whole of the sole-occupancy unit. (4) Fire hose reels must be located internally, externally or in combination, to achieve the system coverage specified in AS 2441.	
E1D4 Sprinklers	A sprinkler system must— (a) be installed in a building or part of a building when required by E1D5 to E1D12 as applicable; and (b) comply with Specification 17 and Specification 18 as applicable.	Not Applicable
E1D5 Where sprinklers are required: all classifications	Sprinklers are required throughout all buildings if any part of the building has an effective height of more than 25 m— (a) including an open-deck carpark within a multi-classified building; but (b) excluding— (i) an open-deck carpark being a separate building; and (ii) a Class 8 electricity network substation, with a floor area not more than 200 m², located within a multi-(ii)classified building	Not Applicable
E1D6 Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	(1) In a Class 2 or 3 building and any other class of building containing a Class 2 or 3 part, sprinklers are required throughout the building if any part of the building has— (a) a rise in storeys of 4 or more; and (b) an effective height of not more than 25 m. (2) The requirements of (1) do not apply to a residential care building.	Not Applicable
E1D7 Where sprinklers are required: Class 3 building used as a residential care building	Sprinklers are required throughout a building containing— (a) Class 3 part used as a residential care building; and (b) any fire compartment containing a Class 3 part used for residential care.	Not Applicable
E1D8 Where sprinklers are required: Class 6 building	In a Class 6 building, sprinklers are required in fire compartments where either of the following apply: (a) A floor area of more than 3 500 m². (b) A volume of more than 21 000 m³.	Not applicable



Clause	Comment	Compliance
E1D9 Where sprinklers are required: Class 7a building, other than an open-deck carpark	In a Class 7a building, other than an open-deck carpark, sprinklers are required in fire compartments where more than 40 vehicles are accommodated.	Not applicable
E1D10 Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	In a Class 9a health-care building used as a residential care building, sprinklers are required throughout the building and in any fire compartment containing a Class 9a part used for residential care. In a Class 9c building, sprinklers are required throughout the building and in any fire compartment containing a Class 9c part.	Not Applicable
E1D11 Where sprinklers are required: Class 9b building	In a Class 9b building, other than an early childhood centre, see Part I1. In a building containing a Class 9b early childhood centre, sprinklers are required throughout the whole building, including any part of another class.	Not Applicable
E1D12 Where sprinklers are required: additional requirements	For sprinkler requirements for atriums, see Part G3. For sprinkler requirements for large isolated buildings, see C3D4.	Not applicable
E1D13 Where sprinklers are required: occupancies of excessive hazard	In occupancies of excessive hazard, sprinklers are required in fire compartments where either of the following apply: (a) A floor area of more than 2 000 m². (b) A volume of more than 12 000 m³.	Not Applicable
E1D14 Portable Fire Extinguishers	(1) Portable fire extinguishers must be— (a) provided as listed in (3) and (4); and (b) for a Class 2, 3 or 5 building or Class 4 part of a building, provided— (i) to serve the whole Class 2, 3 or 5 building or Class 4 part of a building where one or more internal fire hydrants are installed; or (ii) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500 m², and for the purposes of this clause, a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building is considered to be a fire compartment; and (c) subject to (2), selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444. (2) Portable fire extinguishers provided in a Class 2 or 3 building or Class 4 part of a building must be— (a) an ABE type fire extinguisher; and	Compliance readily achievable.



Clause	Comment	Compliance
	(b) a minimum size of 2.5 kg; and (c) distributed outside a sole-occupancy unit— (i) to serve only the storey at which they are located; and (ii) so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10 m. (3) In Class 2 to 9 buildings (except within sole-occupancy units of a Class 9c building), portable fire extinguishers must be provided as follows: (a) To cover Class AE or E fire risks associated with emergency services switchboards. (b) To cover Class F fire risks involving cooking oils and fats in kitchens. (c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not including that held in fuel tanks of vehicles). (d) To cover Class A fire risks in normally occupied fire compartments less than 500 m² not provided with fire hose reels (excluding open-deck carparks). (e) To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels. (f) To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building.	
E1D15 Fire Control Centre	A Fire Control Centre facility in accordance with Specification 19 must be provided for— (a) a building with an effective height of more than 25 m; and (b) a Class 6, 7, 8 or 9 building with a total floor area of more than 18 000 m².	Not applicable
E1D16 Fire precautions during construction	In a building under construction— (a) not less than one 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 exit or temporary stairway or exit; and (b) after the building has reached an effective height of 12 m— (i) the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storeys; and (ii) any required booster connections must be installed.	Note
E1D17 Provision for special hazards	Suitable additional provision must be made if special problems of fighting fire could arise because of— (a) the nature or quantity of materials stored, displayed or used in a building	Not applicable



Clause	Comment	Compliance
	or on the allotment; or (b) (b) the location of the building in relation to a water supply for fire-fighting purposes.	



E2 Smoke Hazard Management

Clause	Comment	Compliance
E2D2 Application of requirements	(1) The Deemed-to-Satisfy Provisions of this Part do not apply to— (a) an open-deck carpark; or (b) an open spectator stand; or (c) a Class 8 electricity network substation with a floor area not more than 200 m², located within a multi-classified building. (2) In addition to the Deemed-to-Satisfy Provisions of E2D3 to E2D13, the following specific Deemed-to-Satisfy Provisions apply to the following Class 6 and Class 9b buildings: (a) For Class 6 buildings, in fire compartments more than 2000 m²— (i) not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit - must comply with E2D14; or (ii) containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit - must comply with E2D15.	Note
E2D3 General Requirements	(1) An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed— (a) to operate as a smoke control system in accordance with AS 1668.1; or (b) such that it— (i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (ii) is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1. (2) For the purposes of (1), each sole-occupancy unit in a Class 2 or 3 building is treated as a separate fire compartment. (3) Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard.	Not applicable



Clause	Comment	Compliance
	(4) A smoke detection system must be installed in accordance with S20C6 to operate AS 1668.1 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated exits.	
E2D4 Fire-isolated Exits	(1) A part of a building listed in (2) must be provided with— (a) an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (b) open access ramps or balconies in accordance with D3D6. (2) The requirements of (1) apply to— (a) a required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp serving— (i) any storey above an effective height of 25 m; or (ii) more than 2 below ground storeys, not counted in the rise in storeys in accordance with C2D3; (iii) an atrium to which Part G3 applies; or (iv) a Class 9a building with a rise in storeys of more than 2; or (v) a Class 9c building with a rise in storeys of more than 2; or (vi) a Class 3 building used as a residential care building with a rise in storeys of more than 2; and (b) a required fire-isolated passageway or fire-isolated ramp with a length of travel more than 60 m to a road or open space. (3) An automatic air pressurisation system for a fire-isolated exit must serve the entire exit.	Not applicable
E2D5 Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	An automatic smoke detection and alarm system complying with Specification 20 must be provided to the following: (a) A Class 2 or 3 building which is more than 25 m in effective height. (b) (b) A Class 2 or 3 part of a building, or a Class 4 part of a building, in a building which is more than 25 m in effective height.	Not applicable



Clause	Comment	Compliance
E2D6 Buildings more than 25m in effective height: Class 5, 6, 7b, 8 or 9b Buildings	(1) A Class 5, 6, 7b, 8 or 9b building or part of a building must be provided with a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building is more than 25 m in effective height. (2) The requirements of (1) do not apply to a building that has a fire compartment containing a Class 5, 6, 7b, 8 or 9b part (or a combination of these classes in the same fire compartment) where there is only one fire compartment containing these classifications in an otherwise Class 2, 3, 9a or 9c building. (3) For the purposes of (1), 'vertically separated fire compartments' are fire compartments above and below each other, and not fire compartments within the same storey.	Not Applicable
E2D7 Building more than 25m in effective height: Class 9a buildings	(1) A Class 9a building must be provided with— (a) an automatic smoke detection and alarm system complying with Specification 20; and (b) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building is more than 25 m in effective height. (2) For the purposes of (1), 'vertically separated fire compartments' are fire compartments above and below each other, and not fire compartments within the same storey.	Not Applicable
E2D8 Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	In a Class 2 and 3 building or part of a building, or Class 4 part of a building, if the building is not more than 25 m in effective height— (a) it must be provided with an automatic smoke detection and alarm system complying with Specification 20; and (b) where a required fire-isolated stairway serving the Class 2 or 3 parts also serves one or more storeys of Class 5, 6, 7 (other than an open-deck carpark), 8 or 9b parts— (i) the fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, must be provided with an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (ii) the Class 5, 6, 7 (other than an open-deck carpark), 8 and 9b parts must be provided with - (A) an automatic smoke detection and alarm system complying with Specification 20; or (B) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; and	Not applicable



Clause	Comment	Compliance
	(c) where a required fire-isolated stairway serving the Class 4 part also serves one or more storeys of Class 5, 6, 7 (other than an open-deck carpark), 8 or 9b parts— (i) a system complying with (b)(i) or (b)(ii) must be installed; or (ii) a smoke alarm or detector system complying with Specification 20 must be provided except that alarms or detectors need only be installed adjacent to each doorway into each fire-isolated stairway (set back horizontally from the doorway by a distance of not more than 1.5 m) to initiate a building occupant warning system for the Class 4 part.	
E2D9 Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b building	(1) A building not more than 25 m in effective height that— (a) is a Class 5 or 9b school building or part of a building having a rise in storeys of more than 3; or (b) is Class 6, 7b, 8 or 9b building (other than a school) or part of a building having a rise in storeys of more than 2; or (c) has a rise in storeys of more than 2, and contains— (i) a Class 5 or 9b school part; and (ii) a Class 6, 7b, 8 or 9b (other than a school) part, must meet the requirements of (2). (2) A building referred to in (1) must be provided with— (a) in each required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (b) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building has more than one fire compartment; or (c) an automatic smoke detection and alarm system complying with Specification 20; or (d) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	Not applicable
E2D10 Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4	(1) In a Class 7 or 8 building of not more than 25 m in effective height, and which does not exceed 18 000 m² in floor area nor exceed 108 000 m³ in volume, the building must be provided with— (a) a sprinkler system complying with Specification 17, and provided with perimeter vehicular access complying with C3D5(2); or (b) an automatic fire detection and alarm system complying with AS 1670.1 and monitored in accordance with S20C8; or (c) an automatic smoke exhaust system in accordance with Specification	Not applicable



Clause	Comment	Compliance
	21; or (d) automatic smoke-and-heat vents in accordance with Specification 22; or (e) natural smoke venting, with ventilation openings distributed as evenly as practicable and comprising permanent openings at roof level with a free area not less than 1.5% of floor area and low level openings which may be permanent or readily openable with a free area not less than 1.5% of floor area. (2) In a Class 5, 6, 7, 8 or 9 building of not more than 25 m in effective height, and which exceeds 18 000 m² in floor area or 108 000 m³ in volume, the building must be provided with— (a) if the ceiling height of the fire compartment is not more than 12 m— (i) an automatic smoke exhaust system in accordance with Specification 21; or (ii) automatic smoke-and-heat vents in accordance with Specification 22; or (c) if the ceiling height of the fire compartment is more than 12 m, an automatic smoke exhaust system in accordance with Specification 21. (3) For the purposes of (1) and (2), reference to ‘the building’ being provided with specified measures, means to the nominated classes within the building.	



Clause		Comment	Compliance
E2D11	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	(1) A Class 9a health-care building or a Class 9c building, or a building containing a part thereof, which is not more than 25 m in effective height, must be provided throughout with— (a) an automatic smoke detection and alarm system complying with Specification 20; and (b) automatic shutdown of any air-handling system which does not form part of a zone pressurisation system (other than individual room units with a capacity not more than 1000 L/s, systems serving critical treatment areas and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) on the activation of— (i) smoke detectors installed in accordance with (a); and (ii) any other installed fire detection and alarm system including a sprinkler system complying with Specification 17; and (c) in a building having a rise in storeys of more than 2 and not more than 25 m effective height (not being a Class 9c building)— (i) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1; or (ii) a sprinkler system complying with Specification 17 throughout with residential sprinkler heads in patient care areas. (2) For the purposes of (1), 'vertically separated fire compartments' are fire compartments above and below each other, and not fire compartments within the same storey.	Not Applicable
E2D12	Class 7a buildings	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS 1668.2, must comply with clause 5.5 of AS 1668.1.	Not applicable



Clause	Comment	Compliance
E2D13 Basements (other than Class 7a buildings)	(1) A basement, other than a Class 7a basement, not counted in the rise in storeys in accordance with C2D3, must— (a) comply with measures in accordance with this Part applicable to the building generally; and (b) where the basement has a total floor area of more than 2000 m2, be provided with— (i) if not more than 2 below ground storeys— (A) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the basement has more than one fire compartment; or (B) an automatic smoke detection and alarm system complying with Specification 20; or (C) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; or (ii) if more than 2 below ground storeys, a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (2) For the purposes of (1), 'vertically separated fire compartments' are fire compartments above and below each other, and not fire compartments within the same storey.	Not applicable
E2D14 Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	(1) This clause applies to a Class 6 building not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit, except for— (a) a Class 6 sole-occupancy unit that— (i) has a floor area of not more than 2000 m2; and (ii) is single storey with a main public entrance opening to a road or open space; and (iii) is separated from other parts of the fire compartment by construction, including openings, penetrations and junctions with other building elements, that prevents the free passage of smoke; and (b) parts of any other classification that are smoke separated from a Class 6 part by construction complying with (a)(iii). (2) Where the floor area of a Class 6 part of a fire compartment referred to in (1) is more than 2000 m2, the fire compartment must be provided with— (a) an automatic smoke exhaust system complying with Specification 21; or (b) if the building is single storey, automatic smoke-and-heat vents complying with Specification 22; or (c) if the floor area of the fire compartment is not more than 3500 m2 and	Not applicable



Clause	Comment	Compliance
	the building— (i) is single storey, an automatic smoke detection and alarm system complying with Specification 20; or (ii) has a rise in storeys of not more than 2, a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17	
E2D15 Class 6 buildings – in fire compartments more than 2000 m²: Class 6 building (containing an enclosed common walkway or mall)	(1) This clause applies to a Class 6 building containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit, except for— (a) a Class 6 sole-occupancy unit that— (i) opens onto the enclosed common walkway or mall if the Class 6 sole-occupancy unit has a floor area of not more than 1000 m²; or (ii) does not open onto the enclosed common walkway or mall if the Class 6 sole-occupancy unit— (A) has a floor area of not more than 2000 m²; and (B) is single storey with a main entrance opening to a road or open space; and (C) is separated from other parts of the fire compartment by construction, including openings, penetrations and junctions with other building elements, that prevents the free passage of smoke; and (b) parts of any other classification that are smoke separated from a Class 6 part by construction complying with (a)(ii)(C). (2) Where the floor area of a Class 6 part of a fire compartment referred to in (1) is more than 2000 m², the fire compartment, including the enclosed common walkway or mall, must be provided with— (a) an automatic smoke exhaust system complying with Specification 21; or (b) if the building is single storey, automatic smoke-and-heat vents complying with Specification 22; or (c) if the floor area of the fire compartment is not more than 3500 m² and the building has a rise in storeys of not more than 2, a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	Not applicable



Clause	Comment	Compliance
E2D15 Class 6 buildings – in fire compartments more than 2000 m²: Class 6 building (containing an enclosed common walkway or mall)	(1) This clause applies to a Class 6 building containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit, except for— (a) a Class 6 sole-occupancy unit that— (i) opens onto the enclosed common walkway or mall if the Class 6 sole-occupancy unit has a floor area of not more than 1000 m²; or (ii) does not open onto the enclosed common walkway or mall if the Class 6 sole-occupancy unit— (A) has a floor area of not more than 2000 m²; and (B) is single storey with a main entrance opening to a road or open space; and (C) is separated from other parts of the fire compartment by construction, including openings, penetrations and junctions with other building elements, that prevents the free passage of smoke; and (b) parts of any other classification that are smoke separated from a Class 6 part by construction complying with (a)(ii)(C). (2) Where the floor area of a Class 6 part of a fire compartment referred to in (1) is more than 2000 m², the fire compartment, including the enclosed common walkway or mall, must be provided with— (a) an automatic smoke exhaust system complying with Specification 21; or (b) if the building is single storey, automatic smoke-and-heat vents complying with Specification 22; or (c) if the floor area of the fire compartment is not more than 3500 m² and the building has a rise in storeys of not more than 2, a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	Not applicable
NSW E2D16 Class 9b – assembly buildings: all	A building or part of a building used as an assembly building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of— i. smoke detectors installed complying with S20C6; and ii. any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	Compliance readily achievable



Clause	Comment	Compliance
NSW E2D19 Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D18)	(1) Unless otherwise described in (2), in a building or part of a building used as an assembly building (not being a night club, discotheque or the like; or an exhibition hall, museum or art gallery) where the floor area of a fire compartment is more than 2000 m², the fire compartment must be provided with— (a) an automatic smoke exhaust system complying with Specification 21; or (b) roof mounted automatic smoke-and-heat vents complying with Specification 22, in a single storey building or the top storey of a multi storey building; or if the floor area of the fire compartment is not more than 5000 m² (c) and the building has a rise in storeys of not more than 2— (i) an automatic smoke detection and alarm system complying with Specification 20; or (ii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (2) The following buildings are exempt from the provisions of (1): (a) Sporting complexes, (including sports halls, gymnasiums, swimming pools, ice and roller rinks, and the like) other than indoor sports stadiums with total spectator seating for more than 1000 persons. (b) Churches and other places used solely for religious worship. (c) School classrooms.	Not applicable
E2D21 Provision for special hazards	Additional smoke hazard management measures may be necessary due to the— (a) special characteristics of the building; or (b) special function or use of the building; or (c) special type or quantity of materials stored, displayed or used in a building; or (d) special mix of classifications within a building or fire compartment,	Not applicable

Note – E2D17, E2D18 and E2D20 are not applicable to the building under assessment.



E3 Lift Installations

Clause	Comment	Compliance
E3D2 Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.	Compliance readily achievable.
E3D3 Stretcher facility in lifts	A stretcher facility in accordance with (2) must be provided— (a) in at least one emergency lift required by E3D5; or (b) where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12 m, in at least one of those lifts to serve each floor served by the lifts. A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level.	Not applicable
E3D4 Warning against use of lifts in fire	(1) A warning sign must be displayed where it can be readily seen near every call button for a passenger lift or group of lifts throughout a building. (2) The requirements of (1) do not apply to a small lift such as a dumb-waiter or the like that is for the transport of goods only. (3) Each warning sign required by (1) must comply with the details and dimensions of Figure E3D4 and consist of— (a) incised, inlaid or embossed letters on a metal, wood, plastic or similar plate securely and permanently attached to the wall; or (b) letters incised or inlaid directly into the surface of the material forming the wall.	Compliance readily achievable.
E3D5 Emergency lifts	(1) At least one emergency lift complying with (4) must be installed in— (a) a building which has an effective height of more than 25 m; and (b) a Class 9a building in which patient care areas are located at a level that does not have direct egress to a road or open space. (2) An emergency lift may be combined with a passenger lift and must serve those storeys served by the passenger lift so that all storeys of the building served by passenger lifts are served by at least one emergency lift. (3) Where two or more passenger lifts are installed and serve the same storeys, excluding a lift that is within an atrium and not contained wholly within a shaft— (a) at least two emergency lifts must be provided to serve those storeys; and	Not applicable



Clause	Comment	Compliance
	(b) if located within different shafts, at least one emergency lift must be provided in each shaft. (4) An emergency lift must— (a) be contained within a fire-resisting shaft in accordance with C3D11; and (b) in a Class 9a building serving a patient care area— (i) have minimum dimensions, measured clear of all obstructions, including handrails, etc complying with Table E3D5; and (ii) be connected to a standby power supply system where installed; and (d) if the building has an effective height of more than 75 m, have a rating of at least— (i) 600 kg if not provided with a stretcher facility; or (ii) 900 kg if provided with a stretcher facility.	
E3D6 Landings	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4.	Compliance readily achievable.
E3D7 Passenger lifts and their limitations	(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (b) Stairway platform lifts must not— (i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or (ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or (iii) be used where it is possible to install another type of passenger lift; or (iv) connect more than 2 storeys; or (v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or (vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11 (c) A low-rise platform lift must not travel more than 1000mm. (d) A low-rise, low-speed constant pressure lift must not— (i) for an enclosed type, travel more than 4 m; or (ii) for an unenclosed type, travel more than 2 m; or (iii) be used in a high traffic public use areas in buildings such as a	Compliance readily achievable.



Clause	Comment	Compliance
	theatre, cinema, auditorium, transport interchange, shopping complex or the like. (e) A small-sized, low-speed automatic lift must not travel more than 12m. (2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.	
E3D8 Accessible features required for passenger lifts	In an accessible building, every passenger lift must have the following features where applicable: (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift. (b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m. (c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift. (d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift. (e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift. (f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors (g) Lift landing doors at the upper landing for all lifts except a stairway platform lift. (h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except— (i) A stairway platform lift; and (ii) A low-rise platform lift. (i) Lighting in accordance with AS 1735.12 for all enclosed lift cars. (j) For all lifts serving more than 2 levels (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 – 80 dB (A) at a maximum frequency of 1500 Hz. (k) Emergency hands-free communication, including a button that alerts a	Compliance readily achievable.



Clause	Comment	Compliance
	call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.	
E3D9 Fire Service Controls	Where lifts serve any storey above an effective height of 12m, the following must be provided: (a) A fire service recall control switch complying with E3.9 for— (i) a group of lifts; or (ii) a single lift not in a group that serves the storey. (b) A lift car fire service drive control switch complying with E3.10 for every lift.	Not applicable

Note – E3D10 is not applicable to the building under assessment.

E3D11 Fire Service Recall Control Switch	(1) Each group of lifts must be provided with one fire service recall control switch required by E3D9 that activates the fire service recall operation at (6). (2) The switch required by (1) must— (a) be located at the landing nominated by the appropriate authority; and (b) be labelled “FIRE SERVICE” in indelible white lettering on a red background; and (c) have two positions with an “OFF” and an “ON” position identified; and (d) be operable only by the use of a key that is removable in either the “OFF” position or the “ON” position. (3) Adhesive labels must not be used for compliance with (2)(b) and (c). (4) The key in (2)(d) must be able to turn all fire service recall control switches in the building and must have a different key combination to other keys used for lifts in the building. (5) The fire service recall operation must be activated by— (a) switching the fire service recall control switch in (1) to “ON”; or (b) a signal from a fire management system approved by the appropriate authority. (6) The activation of the fire service recall operation at (5) must— (a) cancel all registered car and landing calls; and (b) inactivate all door reopening devices that may be affected by smoke; and (c) ensure lift cars travelling toward the nominated floor continue to the nominated floor without stopping; and (d) ensure lift cars travelling away from the nominated floor stop at or	Compliance readily achievable.
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Clause	Comment	Compliance
	before the next available floor without opening the doors (either automatically or by the door open button), reverse direction and travel without stopping to the nominated floor; and (e) for lifts stopped at a floor other than the nominated floor, close the doors and travel without stopping to the nominated floor; and (f) ensure that lifts stay at the nominated floor with doors open; and (g) permit all lifts to return to normal service if the fire service recall control switch at (1) is switched to the “OFF” position during or after the fire service recall operation. (7) The requirements of (6) do not apply to lifts on inspection service or when the lift car fire service control switch required by E3D12 is in the “ON” position. (8) Lifts having manual controls must signal an alert to the lift for the lift to return to the nominated floor containing the recall switch that activated the signal.	
E3D12 Lift car fire service drive control switch	(1) The lift car fire service drive control switch required by E3D9 must be activated from within the lift car. (2) The switch must— (a) be located between 600 mm and 1500 mm above the lift car floor; and (b) be labelled “FIRE SERVICE” by indelible white lettering on a red background; and (c) have two positions with an “OFF” and an “ON” position identified; and (d) operate only by the use of a key that is removable in either the “OFF” position or the “ON” position. (3) Adhesive labels must not be used for compliance with (2)(b) or (c). (4) When the lift car fire service drive control switch at (1) is turned to the “ON” position, the lift must— (a) not respond to the fire service recall control switch; and (b) cancel all registered lift car and landing calls; and (c) override all lift car call access control systems; and (d) inactivate all door reopening devices that may be affected by smoke; and (e) allow the registration of lift car call by lift car call buttons, however the lift doors must not close in response to the registration of lift car calls; and (f) activate door closing by constant pressure being applied on the “door close” button unless the button is released before the doors are fully closed, in which case the doors must reopen and any registered lift car	Compliance readily achievable.



Clause	Comment	Compliance
	calls must be cancelled; and (g) when the doors are closed, move the lift in response to registered lift car calls while allowing additional lift car calls to also be registered; and (h) travel to the first possible floor in response to registered lift car calls and cancel all registered lift car calls after the lift stops; and (i) ensure doors do not open automatically, rather by constant pressure being applied on the “door open” button unless the button is released before the doors are fully open, in which case the doors must re-close. (5) The requirements of (4)(a) to (i) do not apply to a lift operating on inspection service. (6) A multi-deck lift installation must have systems in place that—	

E4 Visibility in an Emergency, Exit Signs and Warning Systems

Clause	Comment	Compliance
E4D2 Exit and Emergency lighting requirements	An emergency lighting system must be installed— (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 an area more than 300 m²— (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— (i) fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (ii) an external stairway serving instead of a fire-isolated stairway under D2D13; 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	Compliance readily achievable.



Clause	Comment	Compliance
	(e) in a sole-occupancy unit in a Class 5, 6 or 9 building if— (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— (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 (iv) the storey concerned does not admit sufficient light; or (v) the storey provides a path of travel from any other storey required by (i), (ii) or (iii) to have emergency lighting; and (g) in a Class 9a health-care building— (i) in every passageway, corridor, hallway, or the like, serving a treatment area or a ward area; and (ii) in every room having a floor area of more than 120 m² in a patient care area; and (h) in every Class 9c building excluding within sole-occupancy units; and (i) in every required fire control centre.	
E4D3 Measurement of distance	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.	Note.
E4D4 Design and operation of emergency lighting	Every required emergency lighting system must comply with AS/NZS 2293.1.	Compliance readily achievable.
E4D5 Exit signs	An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each— (a) door providing direct egress from a storey to— (i) an enclosed stairway, passageway or ramp serving as a required exit; and (ii) an external stairway, passageway or ramp serving as a required exit; and (iii) an external access balcony leading to a required exit; and (b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and (c) horizontal exit; and	Compliance readily achievable.



Clause	Comment	Compliance
	(d) door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.	
E4D6 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.	Compliance readily achievable.
E4D7 Class 2 and 3 buildings and Class 4 parts: exemptions	E4D5 does not apply to— (a) Class 2 building in which every door referred to is clearly and legibly labelled on the side remote from the exit or balcony— (i) with the word "EXIT" in capital letters 25 mm high in a colour contrasting with that of the background; or (ii) by some other suitable method; and an entrance door of a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building.	Not applicable
E4D8 Design and operation of exit signs	Every required exit sign must— (a) comply with— (i) AS/NZS 2293.1; or (ii) for a photoluminescent exit sign, Specification 25; and (b) be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.	Compliance readily achievable.
E4D9 Emergency warning and intercom systems	An emergency warning and intercom system complying, where applicable, with AS 1670.4 must be installed— (a) in a building with an effective height of more than 25 m; and (b) in a Class 3 building having a rise in storeys of more than 2 and used as— (i) the residential part of a primary or secondary school; or accommodation for the aged, children or people with a disability; and (c) in a Class 3 building used as a residential care building, except that the system— (i) must be arranged to provide a warning for occupants; and (ii) in areas used by the residents, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of residents; and (d) in a Class 9a building having a floor area of more than 1000 m ² or a rise in storeys of more than 2, and the system— (i) must be arranged to provide a warning for occupants; and (ii) in a ward area, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of patients; and (e) in a Class 9b building—	Not applicable



Clause	Comment	Compliance
	(i) used as a school and having a rise in storeys of more than 3; or (ii) used as a theatre, public hall, or the like, having a floor area more than 1000 m2 or a rise in storeys of more than 2.	



3.5 Part F – Health and Amenity

F1 Surface Water Management, Rising Damp and External Waterproofing

Clause	Comment	Compliance
F1D3 Stormwater drainage	Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3.	Compliance readily achievable.
F1D4 Exposed joints	Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must— (a) be protected in accordance with Section 2.9 of AS 4654.2; and (b) not be located beneath or run through a planter box, water feature or similar part of the building	Compliance readily achievable.
F1D5 External waterproofing membranes	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane— (a) consisting of materials complying with AS 4654.1; and (b) designed and installed in accordance with AS 4654.2.	Compliance readily achievable
F1D6 Damp-proofing	(1) Except for a building covered by (3), 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 the 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. (3) The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes. (c) An open spectator stand or open-deck carpark.	Compliance readily achievable
F1D7 Damp-proofing of floors on the ground	(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 vapor barrier in accordance with AS 2870. (2) The requirements of (1) do not apply where—	Compliance readily achievable



Clause	Comment	Compliance
	(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.	
F1D8 Subfloor ventilation	(1) Subfloor spaces must— (a) be provided with openings in external walls and internal subfloor walls in accordance with Table F1D8 for the climatic zones given in Figure F1D8; and (b) have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor in accordance with Table F1D8.	Note

F2 Wet Areas and Overflow Protection

Clause	Comment	Compliance
F2D2 Wet area construction	(1) In a Class 2 and 3 building and a Class 4 part of a building, building elements in wet areas must— (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740. (2) In a Class 5, 6, 7, 8 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must— (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building.	Compliance readily achievable.



Clause	Comment	Compliance
F2D3 Rooms containing urinals	(1) Where a slab or stall type urinal is installed— (a) the floor surface of the room containing the urinal must be an impervious material; and (i) where no step is installed, must— (A) be graded to the urinal channel for a distance of 1.5 m from the urinal channel; and (B) have the remainder of the floor graded to a floor waste; and (ii) where a step is installed— (A) the step must have an impervious surface and be graded to the urinal channel; and (B) the floor behind the step must be graded to a floor waste; and (b) the junction between the floor surface and the urinal channel must be impervious. (2) Where a wall hung urinal is installed— (a) the wall must be surfaced with impervious material extending from the floor to the top of the urinal and not less than 225 mm on each side of the urinal; and (b) the floor must be surfaced with an impervious material and be graded to a floor waste. (3) In a room with timber or steel-framed walls and containing a urinal— (a) the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface; and (b) the junction of the floor surface and the wall surface must be impervious.	Compliance readily achievable
F2D4 Floor wastes	(1) In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste. (2) Where a floor waste is installed— (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50.	Not applicable



F3 Roof and Wall Cladding

Clause	Comment	Compliance
F3D2 Roof coverings	A roof must be covered with— (a) roof tiles complying with AS 2049, fixed in accordance with AS 2050; or (b) metal sheet roofing complying with AS 1562.1; or (c) plastic sheet roofing designed and installed in accordance with AS 1562.3; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5.	Compliance readily achievable
F3D3 Sarking	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2.	Compliance readily achievable
F3D4 Glazed assemblies	(1) Subject to (2) and (3), the following glazed assemblies in an external wall, must comply with AS 2047 requirements for resistance to water penetration: (a) Windows. (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. (2) The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributes to the weatherproofing of the other part of the building. (c) An open spectator stand or open-deck carpark. (3) The following glazed assemblies need not comply with (1): (a) All glazed assemblies not in an external wall. (b) Revolving doors. (c) Fixed louvres. (d) Skylights, roof lights and windows in other than the vertical plane. (e) Sliding and swinging glazed doors without a frame. (f) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047. (g) Second-hand windows, re-used windows and recycled windows. (h) Heritage windows.	Compliance readily achievable.



Clause	Comment	Compliance
F3D5 Wall cladding	External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry. AS 3700. (b) Autoclaved aerated concrete: AS 5146.3 (c) Metal wall cladding: AS 562.1.	Compliance readily achievable

F4 Sanitary and Other Facilities

Clause	Comment	Compliance
F4D2 Facilities in residential buildings	(1) For facilities in Class 2 buildings, the following applies: (a) Within each sole-occupancy unit, provide— (i) a kitchen sink and facilities for the preparation and cooking of food; and (ii) a bath or shower; and (iii) a closet pan; and (iv) a washbasin. (b) For laundry facilities, provide either— (i) in each sole-occupancy unit— (A) (A)clothes washing facilities, comprising at least one washtub and a space for a washing machine; and (B) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line, or space for one heat operated drying cabinet or appliance in the same room as the clothes washing facilities; or (ii) a separate laundry for each 4 sole-occupancy units, or part thereof, that must comprise— (A) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and (B) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line per sole-(B) occupancy unit, or space for one heat operated drying cabinet or appliance. (c) For the purposes of (a) and (b), a kitchen sink or washbasin must not be counted as a laundry washtub.	Not applicable



Clause	Comment	Compliance
F4D3 Calculation of number of occupants and facilities	(1) The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means. (2) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. (3) In calculating the number of sanitary facilities to be provided under and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex. (4) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	Note
F4D4 Facilities in Class 3 to 9 buildings	(1) Except where permitted by (3), (4), (7), F4D5(a) and F4D5(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Tables F4D4a, F4D4b, F4D4c, F4D4d, F4D4e, F4D4f, F4D4g, F4D4h, F4D4i, F4D4j, F4D4k and F4D4l, as appropriate.	Compliance readily achievable
F4D5 Accessible sanitary facilities	In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and (b) accessible unisex showers must be provided in accordance with F4D7; and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by	Compliance readily achievable Note, staff and students to be provided with separate amenities.



Clause	Comment	Compliance
	D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	
F4D6 Accessible unisex sanitary compartments	(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: (a) For a Class 1b building— (i) not less than 1; and (ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided. (b) For a Class 2 building, where sanitary compartments are provided in common areas, not less than 1. (c) For Class 3 and Class 9c buildings— (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-(i)occupancy unit, not less than 1; and (ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1. (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	Compliance readily achievable
F4D7 Accessible unisex showers	(1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: (d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 required or more showers, not less than for every 10 showers or part thereof.	Not applicable
F4D8 Construction of sanitary compartments	(1) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend— (a) from floor level to the ceiling in the case of a unisex facility; or (b) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or (c) 1.8 m above the floor in all other cases. (2) The door to a fully enclosed sanitary compartment must— (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway.	Compliance readily achievable



Clause	Comment	Compliance
F4D9 Interpretation: urinals and washbasins	(1) A urinal may be— (a) an individual stall or wall-hung urinal; or (b) each 600 mm length of a continuous urinal trough; or (c) a closet pan used in place of a urinal. (2) A washbasin may be— (a) an individual basin; or (b) a part of a hand washing trough served by a single water tap.	Note
F4D10 Microbial (legionella) control	Hot water, warm water and cooling water systems in a building other than a system serving only a single sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building must be installed in accordance with AS/NZS 3666	Not applicable
F4D11 Waste management	(1) In a Class 9a health-care building, at least one slop-hopper or other device, other than a water closet pan or urinal, must be provided— (a) on any storey containing ward areas or bedrooms to facilitate emptying of containers of sewage or dirty water; and (b) with a flushing apparatus, tap and grating.	Not applicable
F4D12 Accessible adult change facility	(1) One unisex accessible adult change facility must be provided in an accessible part of a— (a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and	Not applicable



F5 Room Heights

Clause	Comment	Compliance
F5D2 Height of rooms and other spaces	(1) The height of rooms and other spaces in a Class 2 or 3 building or Class 4 part of a building must be not less than— (a) for a kitchen, laundry, or the like — 2.1 m; and (b) for a corridor, passageway or the like — 2.1 m; and (c) for a habitable room excluding a kitchen — 2.4 m; and (d) in a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line— (i) in an attic — a height of not less than 2.2 m for not less than two-thirds of the floor area of the room or space; and (ii) in other rooms — a height of not less than 2.4 m for not less than two-thirds of the floor area of the room or space; and (e) in a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line — a height of not less than 2.1 m for not less than two-thirds of the floor area of the room or space. (2) For the purposes of (1), when calculating the floor area of a room or space, any part that has a ceiling height of less than 1.5 m is not included. (3) The height of rooms and other spaces in a Class 5, 6, 7 or 8 building must be not less than— (a) except as allowed in (b) and (8) — 2.4 m; and (b) a corridor, passageway, or the like — 2.1 m.	Compliance readily achievable.

F6 Light and Ventilation

Clause	Comment	Compliance
F6D2 Provisions of natural light	Natural light must be provided in: (a) A Class 2 building and a Class 4 parts of a building — to all habitable rooms. (b) A Class 3 building — to all bedrooms and dormitories. (c) Class 9a and 9c buildings — to all rooms used for sleeping purposes. (d) A Class 9b building — to all general purpose classrooms in primary or secondary schools and all playrooms or the like for the use of children in an early childhood centre.	Compliance readily achievable



Clause	Comment	Compliance
F6D3 Methods and extent of natural lighting	Required natural light must be provided by— (a) windows, excluding roof lights, that— (i) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and (ii) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or (b) roof lights, that— (i) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and (ii) are open to the sky; or (c) a proportional combination of windows and roof lights required by (a) and (b).	Compliance readily achievable
F6D4 Natural light borrowed from adjoining room	(1) Natural light to a room in a Class 2 building or Class 4 part of a building or in a sole-occupancy unit of a Class 3 building, may come through one or more glazed panels or openings from an adjoining room (including an enclosed verandah) if— (a) both rooms are within the same sole-occupancy unit or the enclosed verandah is on common property; and (b) the glazed panels or openings have an aggregate light transmitting area of not less than 10% of the floor area of the room to which it provides light; and (c) the adjoining room has— (i) windows, excluding roof lights, that— (A) have an aggregate light transmitting area of not less than 10% of the combined floor areas of both rooms; and (B) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or (i) roof lights, that— (A) have an aggregate light transmitting area of not less than 3% of the combined floor areas of both rooms; and (B) are open to the sky; or (iii) a proportional combination of windows and roof lights required by (i) and (ii). (2) The areas specified in (1)(b) and (c) may be reduced as appropriate if direct natural light is provided from another source.	Not applicable



Clause	Comment	Compliance
F6D5 Artificial lighting	Artificial lighting must be provided— (a) in required stairways, passageways, and ramps; and (b) 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) a Class 4 part of a building — to sanitary compartments, bathrooms, shower rooms, airlocks and laundries; and (ii) a Class 2 building — to sanitary compartments, bathrooms, shower rooms, airlocks, laundries, common stairways and other spaces used in common by the occupants of the building; and (iii) Class 3, 5, 6, 7, 8 and 9 buildings — 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. The artificial lighting system must comply with AS/NZS 1680.0.	Compliance readily achievable.
F6D6 Ventilation of rooms	A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have— (a) natural ventilation complying with F6D7; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.	Compliance readily achievable
F6D7 Natural ventilation	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. The requirements of (1)(a) do not apply to a Class 8 electricity network substation.	Compliance readily achievable
F6D8 Ventilation borrowed from adjoining room	Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room (including an enclosed verandah) if both rooms are within the same sole-occupancy unit or the enclosed verandah is common property, and— (a) in a Class 5, 6, 7, 8 (except a Class 8 electricity network substation) or 9 building—	Not applicable



Clause	Comment	Compliance
	(i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of the room to be ventilated, measured not more than 3.6 m above the floor; and (ii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10% of the combined floor areas of both rooms; and the ventilating areas specified in (b) may be reduced as appropriate if direct natural ventilation is provided from another source.	
F6D9 Restriction on location of sanitary compartment	A sanitary compartment must not open directly into— (a) a kitchen or pantry; or (b) a public dining room or restaurant; or (c) a dormitory in a Class 3 building; or (d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or (e) a workplace normally occupied by more than one person.	Compliance readily achievable
F6D10 Airlocks	If a sanitary compartment is prohibited under F6D9 from the opening directly to another room— (a) in a Class 5, 6, 7, 8 or 9 building (which is not an early childhood centre, primary school or open spectator stand)— (i) access must be by an airlock, hallway or other room with a floor area of not less than 1.1 m² and fitted with self-closing doors at all access doorways; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.	Not applicable
F6D11 Carpark	Every storey of a carpark, except an open-deck carpark, must have— (a) a system of mechanical ventilation complying with AS 1668.2; or (b) a system of natural ventilation complying with Section 4 of AS 1668.4.	Not applicable
F6D12 Kitchen local exhaust ventilation	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where— (1) any cooking apparatus has— (i) a total maximum electrical power input exceeding 8 kW; or (ii) a total gas power input exceeding 29 MJ/h; or (b) the total maximum power input to more than one apparatus exceeds – (i) 0.5 kW electrical power; or (ii) 1.8 MJ/hour gas, per m² of floor area of the room or enclosure	Not applicable



F7 Sound Transmission and insulation

Not applicable

Part F8 Condensation Management

Not applicable

Section G

Not applicable

3.6 Part J – Energy Efficiency

J1 Energy Efficiency

Clause	Comment	Compliance
Part J1 to J9	For a Class 3 building or Class 5 to 9 building: (a) From 1 October 2023 Section J of NCC 2022 Volume One applies.	Compliance readily achievable.



Appendix A - Plans Assessed

Architectural plans prepared by DTA Architects

Plan Title	Drawing No	Date
DEMOLITION PLAN - OVERALL	DA02/P2	11/07/2024
DEMOLITION PLAN	DA03/P2	11/07/2024
SITE PLAN	DA04/P2	11/07/2024
BLOCK A - GROUND FLOOR PLAN	DA07/P2	11/07/2024
BLOCK A - FIRST FLOOR PLAN	DA08/P2	11/07/2024
BLOCK A - FIRST FLOOR PLAN	DA09/P2	11/07/2024
BLOCK A - ROOF PLAN	DA10/P2	11/07/2024
BLOCK A - ROOF PLAN	DA11/P2	11/07/2024
ELEVATIONS	DA12/P2	11/07/2024
SECTIONS	DA13/P2	11/07/2024



Appendix B - Fire Safety Measures

The following table is a list of the required fire safety measures for this development. This list is to be treated as a guide as to what the buildings are considered to require.

NO	FIRE SAFETY MEASURES (AS SET OUT UNDER 79 OF EP&A (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION)	STANDARD OF PERFORMANCE
1.	AUTOMATIC FIRE DETECTION SYSTEM	BCA 2022 NSW E2D16, S20C6 (SMOKE DETECTION FOR SMOKE CONTROL SYSTEMS – AUTOMATIC SHUTDOWN OF AIR HANDING SYSTEM) AND AS 1670.1-2018.
2.	EMERGENCY LIGHTING	BCA 2022 E4P2, E4P4 & AS 2293.1-2018
3.	EXIT SIGNS	BCA 2022 E4D5, E4D6, E4D8, SPECIFICATION 25 & AS 2293.1-2018.
4.	FIRE DAMPERS	BCA 2022 C4D13, C4D15, AS/NZS 1668.1-2015 AMDT 1 , AS 1668.2-2012 AMDT 1 & 2 , AS 1682.1-2015 & AS 1682.2-2015.
5.	FIRE DOORS	BCA 2022 C3D14 (ELECTRICITY SUPPLY SYSTEMS), & AS 1905.1-2015 _{AMDT 1}
6.	FIRE HYDRANT SYSTEMS	BCA 2022 C3D13 (SEPARATION OF FIRE PUMPS), E1D2, SPECIFICATION 18 & AS 2419.1-2021
7.	FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS OF THE BUILDING	BCA 2022 C4D13, C4D15, SPECIFICATION 13, C4D6, D2D17, AS 1530.4.-2014 & AS 4072.1-2005 AMDT 1
8.	MECHANICAL AIR HANDLING SYSTEM	BCA 2022 CLASS 9B (AUTOMATIC SHUTDOWN) NSW E2D16 & AS 1668.2 2012.
9.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 E1D14 & AS 2444-2001.



10.	WALL WETTING SPRINKLER AND DRENCHER SYSTEMS	BCA 2022 C4D5 & AS 2118.2-2010.
11.	WARNING AND OPERATIONAL SIGNS	BCA 2022 E3D5 (LIFTS).