



BCA Report for Development Application

Project Name	Redevelopment of an existing boarding house.
Project Address	61-63 Bradley Street, Goulburn NSW 2580
Ref	VBS24-9681
Rev	2 (FINAL)
Date	11 December 2024
Attention	Simon Hekeik Yarrabee Property Group



REVISION HISTORY

Rev	Date	Version	Prepared By	Reviewed By	Approved By
1	11/11/2024	DRAFT Issue	 Belinda Hyde Building Surveyor (Unrestricted) BDC2224 11/11/2024	 Robert Wood Building Surveyor (Unrestricted) BDC2141 21/11/2024	 Belinda Hyde Building Surveyor (Unrestricted) BDC2224 21/11/2024
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EXECUTIVE SUMMARY

GENERAL

This executive summary has been prepared to provide a summary of the possible compliance issues identified and addressed in the assessment. This report documents the relevant clause by clause assessment of the proposed works against the deemed to satisfy requirements of the National Construction Code Building Code of Australia Volume One 2022 (BCA).

The Client is to ensure that the relevant stakeholders and services consultants that are involved with the project receives a copy of the report to ensure all compliance issues and documentation is provided. Furthermore, it is the responsibility of the designers and consultants to complete the detailed design of the various matters in accordance with the relevant design and installation Australian Standards and in accordance with the requirements listed in this report.

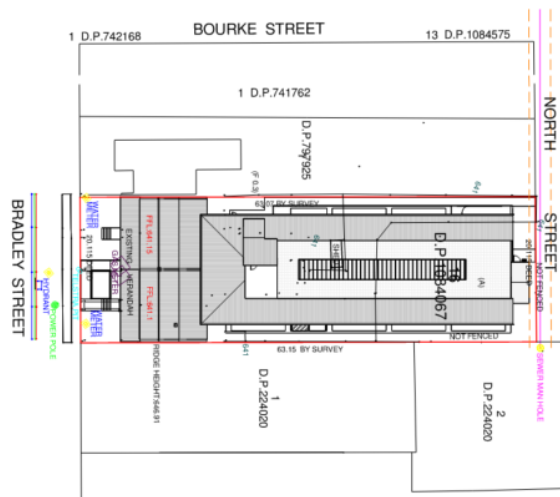
The reader should note the sections of this document that outline the scope of works, the purpose of the report, limitations and assessment matters documented in this report. A list of definitions and terms are listed in the Appendix at the end of the Report.

The executive summary must always be read in the context of the report as a whole. The following key information has been identified in relation to the building.

BUILDING DESCRIPTION

The subject development proposed Redevelopment of an existing boarding house. located at 61-63 Bradley Street, Goulburn NSW 2580.

The proposal includes Ground Level carpark, café/shop and Managers Office, Level 1 & 2 residential accommodation relating to a boarding house and a roof top terrace with roved area.





Key summary of proposed development as follows:

Item	Description										
Building Classification(s)	Class 3 Boarding House Class 5 Office Class 6 Café/Shop Class 7a Carpark										
Minimum Type of Construction	A										
Effective Building height	8.5m										
Rise in Storeys	4										
Number of Storeys	4										
Floor Areas (m ²)	<table border="1"> <tr> <td>ROOF TERRACE AREA</td><td>255.54 m²</td></tr> <tr> <td>GROUND FLOOR AREA</td><td>270.83 m²</td></tr> <tr> <td>FIRST FLOOR AREA</td><td>577.61 m²</td></tr> <tr> <td>SECOND FLOOR AREA</td><td>577.61 m²</td></tr> <tr> <td>TOTAL FLOOR AREA</td><td>1681.59 m²</td></tr> </table>	ROOF TERRACE AREA	255.54 m ²	GROUND FLOOR AREA	270.83 m ²	FIRST FLOOR AREA	577.61 m ²	SECOND FLOOR AREA	577.61 m ²	TOTAL FLOOR AREA	1681.59 m ²
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Climate Zone	Zone 7										



1.0 INTRODUCTION

GENERAL

This Report and has been prepared by Ventura Building Surveyors Pty Ltd for Yarrabee Property Group to establish compliance with the following:

- Environmental Planning & Assessment Act 1979,
- Environmental Planning & Assessment Regulations 2021,
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021,
- Development Consent,
- National Construction Code Building Code of Australia 2022 Volume One (BCA),
- Disability (Access to Premises-Buildings) Standards 2010 (Cth),
- Other applicable State Legislation.

The subject development proposed is Redevelopment of an existing boarding house. located at 61-63 Bradley Street, Goulburn NSW 2580. The proposal includes Ground Level carpark, café/shop and Managers Office, Level 1 & 2 residential accommodation relating to a boarding house and a roof top terrace with roved area.

The development is located within the local government area of Goulburn Mulwaree Council.

Supporting Documentation has been listed in the Appendix at the back of this report.

LIMITATIONS

This report does not include nor imply compliance with:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic fire protection services.
- the National Construction Code – Building Code of Australia Volume 2 (Class 1 and 10)
- the National Construction Code – Plumbing Code of Australia Volume 3
- the *Disability Discrimination Act 1992* (Commonwealth) including the Disability;
- Demolition Standards not referred to by the BCA;
- Work Health and Safety Act 2011;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra,
- Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority,
- Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- Conditions of Development Consent issued by the Local Consent Authority.
- As the Principal Certifier we cannot provide design advice.



2.0 NATIONAL CONSTRUCTION CODE BUILDING CODE OF AUSTRALIA & DISABILITY (ACCESS TO PREMISES –BUILDINGS) STANDARDS

The BCA is a performance-based code. Compliance can be met by either meeting the deemed to satisfy provisions, or by a performance solution or by a combination of both. This section of the report sets out each deemed to satisfy clause of the BCA and where applicable assessment comments are provided against each clause. Additional reports and assessment will be required where performance solutions may be required.

Performance solutions can only be considered if they are undertaken by a suitably qualified and experienced professional using one of the prescribed methodologies set out in the BCA. Where performance solutions are applicable supporting CV's and evidence of qualifications may be required.

As the Disability (Access to Premises- Building) Standards aligns with the BCA for new building work this section also considers the requirements under the Access Code.

Section A – General Provisions		
Clause	Assessment Comments	Status
Performance Solution A2G2 (A2)	A2G2(4) Where a Performance Requirement is proposed to be satisfied by a Performance Solution, the following steps must be undertaken; - Prepare a performance-based design brief in consultation with the relevant stakeholders. - Carry out analysis, using one or more of the Assessment Methods as proposed by the performance-based design brief. - Evaluate results from b) against the acceptance criteria of the performance-based design brief. - Prepare a final report that includes – - All Performance Requirements and/or DTS Provisions identified through A2G2(3) or A2G4(3) as applicable; and - Identification of all Assessment Methods used; and - Details of steps a) to c); and - Confirmation that the Performance Requirement has been met; and - Details of conditions or limitations, if any exist, regarding the Performance Solution.	Note
Documentation of design & construction Part A5	An Aluminium Composite Panel must be labelled in accordance with SA TS 5344.	Note
Classification Part A6	The classifications for the building are: - Class 3 (Boarding house) - Class 5 (Office) - Class 6 (Retail) - Class 7a (Car park)	Capable of compliance
United Building A7G1 (A7)	The proposed has not been considered as a united building.	Not applicable



Section B – Structure

Clause	Assessment Comments	Status
Structural Provisions B1D21- B1D4 (B1.1-B1.4)	Structural drawings and design certificates for structural elements are to be submitted for assessment prior to issue of the Construction Certificate.	Capable of compliance
Structural software B1D5 (B1.5)	Structural software used in the design of the building or structure must comply with the ABCB Protocol for Structural Software. Structural software can only be used for buildings within the following geometrical limits: i) The distance from ground level to the underside of eaves must not exceed 6 m. ii) The distance from ground level to the highest point of the roof, neglecting chimneys, must not exceed 8.5 m. iii) The building width including roofed verandahs, excluding eaves, must not exceed 16 m. iv) The building length must not exceed five times the building width. v) The roof pitch must not exceed 35 degrees.	Capable of compliance
Construction of buildings in flood hazard areas B1D6 (B1.6)	1. A building in a flood hazard area must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas. 2. The requirements of (1) only apply to a Class 2 or 3 building, Class 9a health-care building, Class 9c building or a Class 4 part of a building.	Note

Section C – Fire Safety

Clause	Assessment Comments	Status
Part C2 Fire Resistance & Stability		
Type of construction required C2.D2 (C1.1)	1. The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C2D2, except as allowed for— a) certain Class 2, 3 or 9c buildings, in C2D6; and b) a Class 4 part of a building located on the top storey, in C2D4(2); and c) open spectator stands and indoor sports stadiums, in C2D8. 2. Each building element must comply with Specification 5 as applicable. A 4 storey mixed classification building requires Type A construction.	Capable of compliance
Calculation of rise in storeys C2D3 (C1.2)	The building has a rise in storeys of 4. The terrace has been included as a storey due to the proposed rooved “pergola”.	Note



Section C – Fire Safety		
Clause	Assessment Comments	Status
Buildings of multiple classification C2D4 (C1.3)	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.	Note
Mixed types of construction C2D5 (C1.4)	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.	Not applicable
Two storey Class 2, 3 or 9c buildings C2D6 (C1.5)	A building having a rise in storeys of 2 may be of Type C construction if— it is a Class 2 or 3 building or a mixture of these classes and each sole-occupancy unit has— a) access to at least 2 exits; or b) its own direct access to a road or open space; or 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
Class 4 parts of buildings C2D7 (C1.6)	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
Open spectator stands and indoor sports stadiums C2D8 (C1.7)	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
Lightweight construction C2D9 (C1.8)	(1) Lightweight construction must comply with Specification 6 if it is used in a wall system— a) that is required to have an FRL; or b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non fire-(b)isolated passageway or non fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal. (2) If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if— c) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting; and	Capable of compliance



Section C – Fire Safety		
Clause	Assessment Comments	Status
	a) the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material.	
Non-combustible building elements C2D10 (C1.9)	In a building required to be of Type A or B 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.	Capable of compliance
Fire Hazard Properties C2D11 (C1.10) <i>NSW C2D11</i>	Fire test reports shall be provided for all wall linings, floor linings and coverings, ceiling linings, air handling ductwork and lift cars to show compliance with fire hazard properties of Specification 7. Test reports for floor linings must show critical radiant flux and smoke development rates. Wall and ceiling linings require a Group Number. The following are to be considered: • Floor linings • Ceiling linings (that are not plasterboard or concrete) • Wall linings (that are not plasterboard or concrete) • Air-handling duct work • Lift cars • Sarking-type material • Attachments to floors, ceilings, internal walls, fire walls and internal linings of external walls • Insulation material (other than sarking)	Capable of compliance
Performance of external walls in fire C2D12 (C1.11)	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
Fire-protected timber: Concession C2D13 (C1.13)	Not applicable to this building.	Not applicable
Ancillary Elements C2D14 (C1.14)	An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following: a) An ancillary element that is non-combustible.	Capable of compliance



Section C – Fire Safety		
Clause	Assessment Comments	Status
	b) A gutter, downpipe or other plumbing fixture or fitting. c) A flashing. d) A grate, grille or similar cover 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 relevant 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).	
Fixing of bonded laminated cladding panels C2D15 (NEW)	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. 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.	Capable of compliance
Part C3 Compartmentation and Separation		



Section C – Fire Safety																								
Clause	Assessment Comments	Status																						
Application of Part C3D2 (C2.1)	C3D3, C3D4 and C3D5 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17, an open-deck carpark or an open spectator stand. C3D13(1)(e) does not apply to a Class 8 electricity network substation	Note																						
General floor area & volume limitations C3D3 (C2.2)	This clause does not apply to Class 3 building. The Café/Shop, Office and carpark are within the compartment limitations. Table C3D3: Maximum size of fire compartments or atria <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—8 000 m²</td><td>Max floor area—5 500 m²</td><td>Max floor area—3 000 m²</td></tr><tr><td>Max volume—48 000 m³</td><td>Max volume—33 000 m³</td><td>max volume—18 000 m³</td></tr></table> <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">6, 7, 8 or 9a (except for patient care areas)</td><td>Max floor area—5 000 m²</td><td>Max floor area—3 500 m²</td><td>Max floor area—2 000 m²</td></tr><tr><td>Max volume—30 000 m³</td><td>Max volume—21 000 m³</td><td>Max volume—12 000 m³</td></tr></table> Table Notes See C3D6 for maximum size of compartments in patient care areas in Class 9a health-care buildings.	Classification	Type A construction	Type B construction	Type C construction	5, 9b or 9c	Max floor area—8 000 m ²	Max floor area—5 500 m ²	Max floor area—3 000 m ²	Max volume—48 000 m ³	Max volume—33 000 m ³	max volume—18 000 m ³	Classification	Type A construction	Type B construction	Type C construction	6, 7, 8 or 9a (except for patient care areas)	Max floor area—5 000 m ²	Max floor area—3 500 m ²	Max floor area—2 000 m ²	Max volume—30 000 m ³	Max volume—21 000 m ³	Max volume—12 000 m ³	Not applicable
Classification	Type A construction	Type B construction	Type C construction																					
5, 9b or 9c	Max floor area—8 000 m ²	Max floor area—5 500 m ²	Max floor area—3 000 m ²																					
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Classification	Type A construction	Type B construction	Type C construction																					
6, 7, 8 or 9a (except for patient care areas)	Max floor area—5 000 m ²	Max floor area—3 500 m ²	Max floor area—2 000 m ²																					
	Max volume—30 000 m ³	Max volume—21 000 m ³	Max volume—12 000 m ³																					
Large isolated buildings C3D4 (C2.3)	Not applicable to this building.	Not applicable																						
Requirements for open spaces and vehicular access C3D5 (C2.4)	Not applicable to this building.	Not applicable																						
Class 9 buildings C3D6 (C2.5) NSW C3D6(3)	1) A Class 9a health-care building must comply with the following: 2) In a building containing a Class 9b early childhood centre— a. unless the Class 9b early childhood centre is the only use in the building, it must be separated from the remainder of the building by walls and/or floors with an FRL not less than that required for a fire wall; and b. each storey within the Class 9b early childhood centre must contain not less than 2 fire compartments. 3) A Class 9c building must comply with the following:	Not applicable																						
Vertical separation of openings in external walls C3D7 (C2.6)	In a building of Type A construction must be separated by a spandrel which; a) is not less than 900 mm in height; and b) extends not less than 600 mm above the upper surface of the intervening floor; and	Capable of compliance																						



Section C – Fire Safety		
Clause	Assessment Comments	Status
	c) is of non-combustible material having an FRL of not less than 60/60/60; or a slab or other horizontal construction that: a) projects outwards from the external face of the wall not less than 1100 mm; and b) extends along the wall not less than 450 mm beyond the openings concerned; and c) is non-combustible and has an FRL of not less than 60/60/60. <u>COMMENTS</u> Sill heights are shown at 600mm above FFL.	
Separation by fire walls C3D8 (C2.7)	(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 S5C19(3)(c)(i), S5C22(3)(c)(i) and S5C25(3)(c)(i) 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 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	Note



Section C – Fire Safety		
Clause	Assessment Comments	Status
	(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.	
Separation of classifications in the same storey C3D9 (C2.8)	- If a building has parts of different classifications located alongside one another in the same storey— - each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or - the parts must be separated in that storey by a fire wall. - 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. - For the purposes of (2), the FRL in Specification 5 must be either— - the higher FRL prescribed in Tables S5C11a to S5C11g or S5C21a to S5C21f; or - the FRL prescribed in Tables S5C24a to S5C24e. - For the purposes of (1), where one part is a carpark complying with S5C19, S5C22 and S5C25, the parts may be separated by a fire wall complying with the appropriate Clause. COMMENTS There are windows in the walls between the carpark and Managers/Residential Lobby.	Performance solution required
Separation of classifications in different storeys C3D10 (C2.9)	If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows: - 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. - 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— - 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 - have an FRL of at least 30/30/30; or	Capable of compliance



Section C – Fire Safety		
Clause	Assessment Comments	Status
	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 COMMENTS The floors between each level must have an FRL as per Type A construction of 120 or 180 Mins (depending on C3D9 above) for Ground and Level 1 and 90mins for Level 1, 2 & Terrace.	
Separation of lift shafts C3D11 (C2.10)	- 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— - in a building required to be of Type A construction — the walls have the relevant FRL prescribed by Specification 5; and - in a building required to be of Type B construction — the walls— - if loadbearing, have the relevant FRL prescribed by Tables S5C21a to S5C21f of Specification 5; or - if non-loadbearing, be of non-combustible construction. - 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— - in a building of Type A or B construction — 120/120/120; or - in a building of Type C construction — 60/60/60. - An emergency lift must be contained within a fire-resisting shaft having an FRL of not less than 120/120/120. - Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4 COMMENTS The lift will require a fire rated lift shaft.	Capable of compliance
Stairways and lifts in one shaft C3D12 (C2.11)	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.	Complies
Separation of equipment C3D13 (C2.12)	- 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— - lift motors and lift control panels; or - emergency generators used to sustain emergency equipment operating in the emergency mode; or - central smoke control plant; or - boilers; or - a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. - Equipment need not be separated in accordance with (1) if the equipment comprises—	Capable of compliance



Section C – Fire Safety

Clause	Assessment Comments	Status
	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/-/-.	
Electricity supply system C3D14 (C2.13)	An Electrical Substation and/or Main switch board room that is located within the building is to be separated with fire rated construction of 120/120/120 with self-closing fire doors of -/120/30. Where emergency sustaining equipment is provided within the building, then it must be separated from non-emergency switch gear by metal partitions.	Capable of compliance
Public corridors in Class 2 and 3 buildings C3D15 (C2.14)	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. <u>COMMENTS</u> The corridors and less than 40m in length.	Not applicable
Part C4 Protection of Openings		
Application of Part C4D2 (C3.1)	For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings in building elements required to be fire-resisting include doorways, windows (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the required FRL, between building elements such as columns, beams and the like, in the plane formed at the construction edge or perimeter of the building, are deemed to be openings in an external wall.	Note
Protection of openings in external walls C4D3 (C3.2)	Openings in external walls that are less than: • 3 m from side and rear boundaries • 6m from far boundary • 6m from another building on the allotment	Performance solution required



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Clause	Assessment Comments	Status														
	will required protection as per C4D5. COMMENTS There are openings on Ground Floor that are within 3m of a side boundary. <table><tr><td>GROUND FLOOR AREA</td><td>271.98 m²</td></tr><tr><td>POOR TERRACE AREA</td><td>286.90 m²</td></tr><tr><td>FIRST FLOOR AREA</td><td>577.33 m²</td></tr><tr><td>SECOND FLOOR AREA</td><td>577.33 m²</td></tr><tr><td>TOTAL FLOOR AREA</td><td>1716.58 m²</td></tr></table>	GROUND FLOOR AREA	271.98 m²	POOR TERRACE AREA	286.90 m²	FIRST FLOOR AREA	577.33 m²	SECOND FLOOR AREA	577.33 m²	TOTAL FLOOR AREA	1716.58 m²					
GROUND FLOOR AREA	271.98 m²															
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SECOND FLOOR AREA	577.33 m²															
TOTAL FLOOR AREA	1716.58 m²															
Separation of external walls and associated openings in different fire compartment C4D4 (C3.3)	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 C4D4: Distance between external walls and associated openings in different fire compartments <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> COMMENTS There are openings between the fire compartments that need protection between the co-work & carpark compartment.	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	Performance solution required
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															
Acceptable methods of protection C4D5 (C3.4)	a) Where protection is required, doorways, windows and other openings must be protected as follows: i) Doorways— A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or B) –/60/30 fire doors that are self-closing or automatic closing.	Note														



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Clause	Assessment Comments	Status
	ii) Windows— A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or B) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or C) –/60/– automatic closing fire shutters. iii) Other openings— A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or B) construction having an FRL not less than –/60/–. b) Fire doors, fire windows and fire shutters must comply with Specification 12.	
Doorways in fire walls C4D6 (C3.5)	Any doors that are within a wall that is required to have an FRL, must be provided with a self-closing or auto-closing fire door.	Capable of compliance
Sliding fire doors C4D7 (C3.6)	No sliding fire doors	Not applicable
Protection of doorways in horizontal exits C4D8 (C3.7)	No horizontal exits	Not applicable
Openings in fire isolated exits C4D9 (C3.8)	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	Capable of compliance



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Clause	Assessment Comments	Status
Services penetrations in fire isolated exits C4D10 (C3.9)	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 c) does not open into any other part of the building; or d) for fire services, water supply and test drain pipes.	Capable of compliance
Openings in fire isolated lift shafts C4D11 (C3.10) ^a	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— i. comply with AS 1735.11; and ii. are set to remain closed except when discharging or receiving passengers, goods or vehicles. 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.	Capable of compliance
Bounding Construction: Class 2 and 3 buildings and Class 4 parts C4D12 (C3.11) NSW C4D12(4) NSW C4D12(5) NSW C4D12(10)	(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. (3) N/A (4) Except as provided for in NSW C4D12(5), protection for a doorway required under (1), (2) or (3) 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. (5) N/A	Capable of compliance



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Clause	Assessment Comments	Status
	(6) Other openings in internal walls which are required to have an FRL with respect to integrity and insulation must not reduce the fire-resisting performance of the wall. (7) A door required by (4) or (5) may be automatic-closing in 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 not more than 1.5 m horizontal distance from the approach side of the doorway. (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 must also initiate the automatic-closing operation.	
Openings in floors and ceilings for services C4D13 (C3.12)	A service that passes through a floor or ceiling that is required to have an FRL must be protected - a) in a building of Type A construction, by a shaft complying with Specification 5; or 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.	Capable of compliance
Openings in shafts C4D14 (C3.13)	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.	Capable of compliance
Openings for service installation C4D15 (C3.15)	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, that installation must comply with any one of the following: Tested System - Penetrations of fire rated elements such as floor slabs and fire rated walls are required to be suitably protected by a tested approved system to ensure the fire rated integrity and insulation of the element is maintained. Ventilation and air-conditioning – In accordance with AS1668.1.	Capable of compliance



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	Compliance with Specification 13 – Please refer to Specification 13 within report. A schedule listing all collars, dampers and other penetrations will be required prior to the mandatory stage inspection or prior to issue of Occupation Certificate. The products must be tested (NATA registered labs to Australian Standards) systems and be included as part of the Schedule.	
Construction joints C4D16 (C3.16)	- Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner— - identical with a prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve the required FRL; or - that differs from a prototype in accordance with Section 4 of AS 4072.1 and achieves the required FRL. - The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2. - 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	Capable of compliance
Columns protected with lightweight construction to achieve an FRL C4D7 (C3.17)	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.	Capable of compliance
Specifications		
Specification 5 (C1.1) – Fire Resisting Construction		
General Requirements		
Exposure to fire-source features S5C2 (2.1)	This clause gives guidance on suitable methods.	Note
Fire protection for a support of another part S5C3 (2.2)	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 must - - have an FRL not less than that required by other provisions of this Specification; and - located within the same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required – - for the supporting part itself; and - for the part it supports; and	Capable of compliance



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	(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.	
Lintels S5C4 (2.3)	1) A lintel must have the FRL required for the part of the building in which it is situated. 2) A lintel need not comply with (1) if it does not contribute to the support of a fire door, fire window or fire shutter, and— a. it spans an opening in— i. a wall of a building containing only one storey; or ii. a non-loadbearing wall of a Class 2 or 3 building; or b. 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.	Capable of compliance
Method of attachment not to reduce the fire-resistance of building elements S5C5 (2.4)	The method of attaching or installing a finish, lining, ancillary element or service installation to a building element must not reduce the fire-resistance of that element to below that required.	Capable of compliance
General Concessions S5C6 (2.5)	No instances where this occurs.	Not applicable
Mezzanine floors: Concession S5C7 (2.6)	No instances where this occurs.	Not applicable
Enclosure of shafts S5C8 (2.7)	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— the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp; or the bottom of a shaft if it is non-combustible and laid directly on the ground. Please provide details prior to the issue of the Construction Certificate.	Capable of compliance



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Carparks in Class 2 and 3 buildings S5C9 (2.8)	If a Class 2 building contains not more than 4 storeys of which— (i) one storey is Class 7 used solely for the purpose of parking motor vehicles or for some other purpose that is ancillary to a Class 2; and (ii) the remaining storeys are of Class 2, the carpark storey is regarded as Class 2 only for the purpose of determining the relevant fire-resisting requirements of this Specification. If a Class 3 building or a building of Class 2 and 3 contains not more than 3 storeys of which— (i) one storey is Class 7 used solely for the purpose of parking motor vehicles or for some other purpose that is ancillary to the other storeys; and (ii) the remaining storeys are of Class 2 or 3, the carpark storey is regarded as Class 2 or 3 for the purpose of determining the relevant fire-resisting requirement of this Specification. <i>This may apply to this proposal.</i>	Capable of compliance																									
Residential aged care building: Concession S5C10 (2.9)	Not an age care building.	Not applicable																									
Type A Fire-Resisting Construction																											
Fire resistance of building elements S5C11 (3.1)	A loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from— concrete; or masonry	Capable of compliance																									
Type Construction: FRL of building elements Table S5C11a to e (Table 3)	The following FRLs apply: Table S5C11a: Type A construction: FRL of loadbearing parts of external walls <table><tr><th>Distance from a fire-source feature</th><th colspan="4">FRL (in minutes): Structural adequacy/ Integrity / Insulation</th></tr><tr><th></th><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Less than 1.5 m</td><td>90/90/90</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr><tr><td>1.5 to less than 3 m</td><td>90/60/60</td><td>120/90/90</td><td>180/180/120</td><td>240/240/180</td></tr><tr><td>3 m or more</td><td>90/60/30</td><td>120/60/30</td><td>180/120/90</td><td>240/180/90</td></tr></table>	Distance from a fire-source feature	FRL (in minutes): Structural adequacy/ Integrity / Insulation					Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240	1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180	3 m or more	90/60/30	120/60/30	180/120/90	240/180/90	Capable of compliance
Distance from a fire-source feature	FRL (in minutes): Structural adequacy/ Integrity / Insulation																										
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8																							
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240																							
1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180																							
3 m or more	90/60/30	120/60/30	180/120/90	240/180/90																							



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	Table S5C11b: Type A construction: FRL of non-loadbearing parts of external walls <table><tr><th rowspan="2">Distance from a fire-source feature</th><th colspan="4">FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i></th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Less than 1.5 m</td><td>90/90</td><td>120/120</td><td>180/180</td><td>240/240</td></tr><tr><td>1.5 to less than 3 m</td><td>60/60</td><td>90/90</td><td>180/120</td><td>240/180</td></tr><tr><td>3 m or more</td><td>—/—/—</td><td>—/—/—</td><td>—/—/—</td><td>—/—/—</td></tr></table> Table S5C11c: Type A construction: FRL of external columns not incorporated in an external wall <table><tr><th rowspan="2">Column type</th><th colspan="4">FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i></th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Loadbearing</td><td>90/—/—</td><td>120/—/—</td><td>180/—/—</td><td>240/—/—</td></tr><tr><td>Non-loadbearing</td><td>—/—/—</td><td>—/—/—</td><td>—/—/—</td><td>—/—/—</td></tr></table> Table S5C11d: Type A construction: FRL of common walls and fire walls <table><tr><th rowspan="2">Wall type</th><th colspan="4">FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i></th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Loadbearing or non-loadbearing</td><td>90/90/90</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr></table>	Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Less than 1.5 m	90/90	120/120	180/180	240/240	1.5 to less than 3 m	60/60	90/90	180/120	240/180	3 m or more	—/—/—	—/—/—	—/—/—	—/—/—	Column type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Loadbearing	90/—/—	120/—/—	180/—/—	240/—/—	Non-loadbearing	—/—/—	—/—/—	—/—/—	—/—/—	Wall type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Loadbearing or non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240	
Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>																																																										
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8																																																							
Less than 1.5 m	90/90	120/120	180/180	240/240																																																							
1.5 to less than 3 m	60/60	90/90	180/120	240/180																																																							
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—																																																							
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Loadbearing	90/—/—	120/—/—	180/—/—	240/—/—																																																							
Non-loadbearing	—/—/—	—/—/—	—/—/—	—/—/—																																																							
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Loadbearing or non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240																																																							



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Clause	Assessment Comments	Status																																																																																		
	Table S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f <table><tr><th rowspan="2">Building element</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td>Other <i>loadbearing</i> internal walls, internal beams, trusses and columns</td><td>90/-/-</td><td>120/-/-</td><td>180/-/-</td><td>240/-/-</td></tr><tr><td>Floors</td><td>90/90/90</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr><tr><td>Roofs</td><td>90/60/30</td><td>120/60/30</td><td>180/60/30</td><td>240/90/60</td></tr></table> Table S5C11e: Type A construction: FRL of loadbearing internal walls <table><tr><th rowspan="2">Location</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td><i>Fire-resisting</i> lift and stair <i>shafts</i></td><td>90/90/90</td><td>120/120/120</td><td>180/120/120</td><td>240/120/120</td></tr><tr><td>Bounding <i>public corridors</i>, public lobbies and the like</td><td>90/90/90</td><td>120/-/-</td><td>180/-/-</td><td>240/-/-</td></tr><tr><td>Between or bounding <i>sole-occupancy units</i></td><td>90/90/90</td><td>120/-/-</td><td>180/-/-</td><td>240/-/-</td></tr><tr><td>Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion</td><td>90/90/90</td><td>120/90/90</td><td>180/120/120</td><td>240/120/120</td></tr></table> Table S5C11f: Type A construction: FRL of non-loadbearing internal walls <table><tr><th rowspan="2">Location</th><th colspan="4">FRL (in minutes): Structural adequacy / Integrity / Insulation</th></tr><tr><th>Class 2, 3 or 4 part</th><th>Class 5, 7a or 9</th><th>Class 6</th><th>Class 7b or 8</th></tr><tr><td><i>Fire-resisting</i> lift and stair <i>shafts</i></td><td>-/90/90</td><td>-/120/120</td><td>-/120/120</td><td>-/120/120</td></tr><tr><td>Bounding <i>public corridors</i>, public lobbies and the like</td><td>-/60/60</td><td>-/-/-</td><td>-/-/-</td><td>-/-/-</td></tr><tr><td>Between or bounding <i>sole-occupancy units</i></td><td>-/60/60</td><td>-/-/-</td><td>-/-/-</td><td>-/-/-</td></tr><tr><td>Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion</td><td>-/90/90</td><td>-/90/90</td><td>-/120/120</td><td>-/120/120</td></tr></table>	Building element	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	Other <i>loadbearing</i> internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-	Floors	90/90/90	120/120/120	180/180/180	240/240/240	Roofs	90/60/30	120/60/30	180/60/30	240/90/60	Location	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	<i>Fire-resisting</i> lift and stair <i>shafts</i>	90/90/90	120/120/120	180/120/120	240/120/120	Bounding <i>public corridors</i> , public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-	Between or bounding <i>sole-occupancy units</i>	90/90/90	120/-/-	180/-/-	240/-/-	Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120	Location	FRL (in minutes): Structural adequacy / Integrity / Insulation				Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8	<i>Fire-resisting</i> lift and stair <i>shafts</i>	-/90/90	-/120/120	-/120/120	-/120/120	Bounding <i>public corridors</i> , public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-	Between or bounding <i>sole-occupancy units</i>	-/60/60	-/-/-	-/-/-	-/-/-	Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	-/90/90	-/90/90	-/120/120	-/120/120	
Building element	FRL (in minutes): Structural adequacy / Integrity / Insulation																																																																																			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8																																																																																
Other <i>loadbearing</i> internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-																																																																																
Floors	90/90/90	120/120/120	180/180/180	240/240/240																																																																																
Roofs	90/60/30	120/60/30	180/60/30	240/90/60																																																																																
Location	FRL (in minutes): Structural adequacy / Integrity / Insulation																																																																																			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8																																																																																
<i>Fire-resisting</i> lift and stair <i>shafts</i>	90/90/90	120/120/120	180/120/120	240/120/120																																																																																
Bounding <i>public corridors</i> , public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-																																																																																
Between or bounding <i>sole-occupancy units</i>	90/90/90	120/-/-	180/-/-	240/-/-																																																																																
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120																																																																																
Location	FRL (in minutes): Structural adequacy / Integrity / Insulation																																																																																			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8																																																																																
<i>Fire-resisting</i> lift and stair <i>shafts</i>	-/90/90	-/120/120	-/120/120	-/120/120																																																																																
Bounding <i>public corridors</i> , public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-																																																																																
Between or bounding <i>sole-occupancy units</i>	-/60/60	-/-/-	-/-/-	-/-/-																																																																																
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	-/90/90	-/90/90	-/120/120	-/120/120																																																																																
a) b)	The following concession apply; The columns immediately below the roof only requires an FRL of 60/60/60 Carpark may have reduced FRLs complying with Table 3.9																																																																																			

Section D – Access & Egress

Clause	Assessment Comments	Status
Part D2 (D1) Provision for escape		
Deemed satisfy provisions D2D1 (D1.0)	This clause provides guidance on the application of the BCA.	Note
Application of Part D2D2 (D1.1)	The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building.	Note



Section D – Access & Egress		
Clause	Assessment Comments	Status
Number of exits required D2D3 (D1.2) NSW D2D3(4)	The building only requires one exit unless required by D2D5.	Capable of compliance
When fire-isolated stairways and ramps are required D2D4 (D1.3)	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. (b) Notwithstanding (a), one extra storey of any classification may be included if— (i) it is only for the accommodation of motor vehicles or for other ancillary purposes; or (ii) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or (iii) 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, if loadbearing; and (C) no opening that could permit the passage of fire or smoke. <u>COMMENTS</u> The Stairs services the Class 3 units are required to be fire rated. (refer to D2D13 for requirements of the external stair. Egress cannot pass through another sole occupancy unit (a space that is not owned/leased or common area to the occupant).	Capable of compliance
Exit travel distances D2D5 (D1.4)	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. Class 5, 6, 7, 8 or 9 buildings — Subject to (4), (5) and (6)—	Capable of compliance



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Clause	Assessment Comments	Status
	(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.	
Distance between alternative exits D2D6 (D1.5)	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.	Complies
Height Of exits, path of travel to exits and doorways D2D7 (D1.6(a))	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.	Capable of compliance
Widths of exits and path of travel to exits D2D8 (D1.6(b), (c), (d) & (e)) NSW D2D8(5)	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 1 m.	Capable of compliance
Widths of doorways in exits or paths of travel to exits D2D9 (D1.6(f)) NSW D2D9	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) 2.2m or greater — 1070 mm; and	Capable of compliance



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Clause	Assessment Comments	Status
	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)€, 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 iii) be 1070 mm; and iv) where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)€, 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 a class 9b building used as entertainment venue – i) in parts of the building used by the public, the width of the required exit or path of travel, and the unobstructed width of each doorway must not be less than 1m and not more than 3m; and ii) in other parts of the building, doorways must comply with NSW D2D9; or f) in any other case except where it opens to a sanitary compartment or bathroom — 750 mm wide. <u>COMMENTS</u> The unobstructed width of each exit is 750mm.	
Exit width not to diminish in direction of travel D2D10 (D1.6(g))	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).	Capable of compliance
Determination and measurement of exits and paths of travel to exits D2D11 (D1.6(h) & (i))	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.	Capable of compliance



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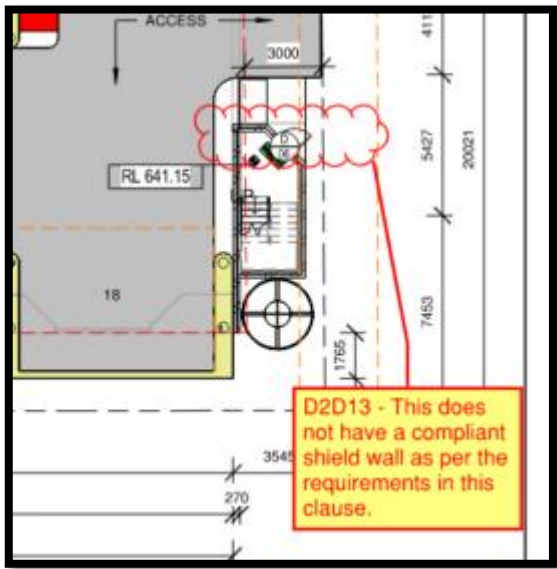
Clause	Assessment Comments	Status
Travel via fire-isolated exits D2D12 (D1.7)	1) A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from— a) a public corridor, public lobby or the like; or b) a sole-occupancy unit occupying 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. <u>COMMENTS</u> The Fire Isolated Stair discharges within 6m of the building for the length of travel to the road.	Performance solution required



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Clause	Assessment Comments	Status
External stairways or ramps in lieu of fire-isolated exits D2D13 (D1.8)	(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— (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	Performance solution required



Section D – Access & Egress		
Clause	Assessment Comments	Status
	(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; and (ii) 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 the external wall. COMMENTS The external stair at ground floor does not comply at the discharge point. 	
Travel by non-fire-isolated stairways or ramps D2D14 (D1.9)	Distances permitted for travel via a non-fire-isolated stairway Class 5-9: distance from the floor via stairway to open space must not exceed 80m.	Not applicable



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Clause	Assessment Comments	Status
	Class 2, 3 & 4: distance from the door via a stairway to open space must not exceed 60m (Type A)	
Discharge from exits D2D15 (D1.10) NSW D2D15(6)	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 e.g. discharge points.	Capable of compliance
Horizontal exits D2D16 (D1.11)	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.	Not applicable
Non-required stairways, ramps or escalators D2D17 (D1.12)	A non-required stairway must not connect more than 2 levels in a non-sprinkler protected building, or 3 levels in a sprinkler protected building. If 3 levels are connected, the levels must be connected and one of the levels must be at a level at which there is direct egress to a road or open space.	Not applicable
Number of Occupants D2D18 (D1.13) NSW Table D2D18	The number of persons accommodated in a storey must be determined with consideration to the purpose for which it is used and the layout of the floor area. Occupancy number will be determined when more detailed drawings / layout is provided. Alternatively, please provide a population schedule of the building including staff and expected visitors. Based on Table D1.13 : Café 1m ² /person Shop (entered directly from open air or any lower level) 3m ² /person Shop (Any other level) 5m ² /person Carpark 30m ² /person	Capable of compliance
Measurement of distances D2D19 (D1.14)	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	Note



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Clause	Assessment Comments	Status
	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	
Method of measurement D2D20 (D1.15)	The following rules apply: a) In the case of a room that is not a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building, the distance includes the straight-line measurement from any point on the floor of the room to the nearest part of a doorway leading from it, together with the distance from that part of the doorway to the single required exit or point from which travel in different directions to 2 required exits is available. b) Subject to (d), the distance from the doorway of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building is measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to 2 required exits is available. c) Subject to (d), the distance between exits is measured in a straight line between the nearest parts of those exits. d) Only the shortest distance is taken along a corridor, hallway, external balcony or other path of travel that curves or changes direction. e) If more than one corridor, hallway, or other internal path of travel connects required exits, for the purposes of D2D6(c) the measurement is along the path of travel through the point at which travel in different directions to those exits is available, as determined in accordance with D2D5. f) If a wall (including a demountable internal wall) that does not bound a room, corridor, hallway or the like causes a change of direction in proceeding to a required exit, the distance is measured along the path of travel past that wall. g) If permanent fixed seating is provided, the distance is measured along the path of travel between the rows of seats. h) In the case of a non-fire-isolated stairway or non-fire-isolated ramp, the distance is measured along a line connecting the nosings of the treads, or along the slope of the ramp, together with the distance connecting those lines across any intermediate landings.	Note
Plant rooms, lift machine rooms and electricity network substations: Concession D2D21 (D1.16)	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 m²; 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 m².	Note



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Clause	Assessment Comments	Status
Access to lift pits D2D22 (D1.17)	Details of access to the lift pit will be required to show compliance with this Clause.	Capable of compliance
Egress from primary schools D2D23 (D1.18)	Every part of a Class 9b primary school must be wholly within a storey that provides direct egress to a road or open space. 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
Part D3 (D2) Construction of Exits		
Deemed to satisfy provisions D2.0	This clause provides guidance on the application of the BCA.	Note
Application of Part D3D2 (D2.1) NSW D3D2	1) Except for— a) D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D22(5), D3D22(6), D3D26 and D3D29, the Deemed-to-(a)Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 3 building; and b) D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D22(5), D3D22(6), D3D23 and D3D29, the Deemed-to-(b)Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building. 2) In a Class 9b building used as an entertainment venue— a) Clauses NSW D3D14(1)(i), (j), and (k), NSW D3D16(d), NSW D3D18(1)(d), and NSW D3D24(2)(e) apply to only those parts of the building used by the public; and 3) (b) the general requirements of Part D3 apply to all other parts of the building.	Note
Fire-isolated stairways and ramps D3D3 (D2.2)	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.	Capable of compliance
Non-fire isolated stairs and ramps D3D4 (D2.3)	1) 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 D3D3, or only of— reinforced or prestressed concrete; or 2) steel in no part less than 6 mm thick; or 3) timber that— a) has a finished thickness of not less than 44 mm; and	Capable of compliance



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Clause	Assessment Comments	Status
	b) has an average density of not less than 800 kg/m³ at a moisture content of 12%; and c) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.	
Separation of rising and descending stair flights D3D5 (D2.4)	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 descending flights must be— i. non-combustible; and ii. smoke proof in accordance with S11C2	Not applicable
Open access ramps and balconies D3D6 (D2.5)	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
Smoke lobbies D3D7 (D2.6)	A smoke lobby required by D2D12 must— a) have a floor area not less than 6 m²; 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	Not applicable



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Clause	Assessment Comments	Status
	d) be pressurised as part of the exit if the exit is required to be pressurised under E2D3.	
Installation in exits and paths of travel D3D8 (D2.7)	- 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. - 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. - Gas or other fuel services must not be installed in a required exit. - 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— - electricity meters, distribution boards or ducts; or - central telecommunications distribution boards or equipment; or - electrical motors or other motors serving equipment in the building. - An enclosure for the purposes of (4) must be suitably sealed against smoke spreading from the enclosure and be— - non-combustible construction; or - a fire-protective covering. - Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with— - a lighting, detection, or pressurisation system serving the exit; or - a security, surveillance or management system serving the exit; or - an intercommunication system or an audible or visual alarm system in accordance with D3D27; or - the monitoring of hydrant or sprinkler isolating valves.	Capable of compliance
Enclosure of space under stairs and ramps D3D9 (D2.8)	- 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. - 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— - the enclosing walls and ceilings have an FRL of not less than 60/60/60; and - any access doorway to the enclosed space is fitted with a self-closing – /60/30 fire door.	Capable of compliance
Width of required stairways and ramps	For stairways exceeding 2m in width - intermediate handrails are required for the stair to be counted as having an egress width of more than 2m.	Not applicable



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Clause	Assessment Comments	Status
D3D10 (D2.9)		
Pedestrian ramps D3D11 (D2.10)	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 AS 1428.1; 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.	Capable of compliance
Fire-isolated passageways D3D12 (D2.11)	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
Roof as open space D3D13 (D2.12)	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
Goings and risers D3D14 (D2.13) NSW D3D14(1)	The going and risers of a stair must be constant throughout each flight except that between adjacent risers or going, not greater than 5mm and not more than 10mm throughout the flight. No openings greater than 125mm is permitted. Stair treads are required to be slip resistance in accordance with Table D2.4 (i.e. P3/R10 dry; P4/R11 wet)	Capable of compliance
Landings D3D15 (D2.14)	Landings must not be less than 750mm long and have a slip resistance surface in accordance with Table D2.14. The grade of a landing must not be more than 1:50	Capable of compliance



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Clause	Assessment Comments	Status															
	Please refer to D3 for additional requirements Table D2.14 Slip-resistance classification <table> <tr> <th>Application</th><th>Dry surface conditions</th><th>Wet surface conditions</th></tr> <tr> <td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr> </table>	Application	Dry surface conditions	Wet surface conditions	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4	
Application	Dry surface conditions	Wet surface conditions															
Ramp steeper than 1:14	P4 or R11	P5 or R12															
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11															
Tread or landing surface	P3 or R10	P4 or R11															
Nosing or landing edge strip	P3	P4															
Thresholds D3D16 (D2.15) <i>NSW D3D16</i>	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 – - 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 - in resident use areas 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 in a building required to be accessible by Part D4, the doorway— - opens to a road or open space; and - is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or - 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 50mm above the finished floor level to which the doorway opens; or - in other cases— - the doorway opens to a road or open space, external stair landing or external balcony; and - 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.	Capable of compliance															
Barriers to prevent falls D3D17 (D2.16)	- A continuous barrier must be provided along the side of— - a roof to which general access is provided; and - a stairway or ramp; and - a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and - any delineated path of access to a building, if the trafficable surface is 1 m or more above the surface beneath. - The requirements of (1) do not apply to— - the perimeter of a stage, rigging loft, loading dock or the like; or - areas referred to in D3D23; or - 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 - a barrier provided to an openable window covered by D3D29. - A barrier required by (1) must be constructed in accordance with D3D18, D3D19, D3D20 and, if a wire barrier is used, D3D21	Capable of compliance															



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Clause	Assessment Comments	Status
Height of barriers D3D18 (NEW) NSW D3D18(1)	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 — i) 1m; or ii) 700mm where the horizontal projection extends not less than 1 m outwards from the top of the barrier; or iii) in a Class 9b building used as an entertainment venue, the height prescribed for guardrails in NSW I4D41 or NSW I5D9. d) In a Class 9b building used as an entertainment venue, for stairways and ramps and the floor of any access path, balcony, landing or the like— i) 1 m when provided inside the building; and ii) 1200 mm when provided externally to the building. e) For all other locations — 1 m. 2) 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.	Capable of compliance
Openings in barriers D3D19 (NEW)	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 carparks) and Class 8 buildings, 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 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-isolated ramps serving Class 9b early childhood centres.	Capable of compliance



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Clause	Assessment Comments	Status
	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.	
Barrier climbability D3D20 (NEW)	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 buildings.	Capable of compliance
Wire barriers D3D21 (NEW)	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: 1) For horizontal wire systems— a) when measured with a strain indicator, it must be in accordance with the tension values in Table D3D21a; or b) must not exceed the maximum deflections in Table D3D21c. 2) For non-continuous vertical wire systems, when measured with a strain indicator, must be in accordance with the tension values in Table D3D21a (see Note 4). 3) For continuous vertical or continuous near vertical sloped wire systems— a) must have wires of no more than 2.5 mm diameter with a lay of 7×7 or 7×19 construction; and b) changes in direction at support rails must pass around a pulley block without causing permanent deformation to the wire; and c) must have supporting rails, constructed with a spacing of not more than 900 mm, of a material that does not allow deflection that would decrease the tension of the wire under load; and d) when the wire tension is measured with a strain indicator, it must be in accordance with the tension values in Table D3D21b and measured in the furthestmost span from the tensioning device.	Capable of compliance
Handrails D3D22 (D2.17)	Handrails are required to all ramps or flights (2 risers or more) at a height not less than 865mm. The handrail must be continuous between stair flights and have no obstruction on or above them that will tend to break a handhold.	Capable of compliance



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Clause	Assessment Comments	Status
	In a required exit serving an accessible area, it must be designed to clause 12 of AS14283.1. Handrails within a SOU in Class 2 or 3 building, a handrail is to be provided to at least one side of the flight at a height of not less than 865mm. It must have no obstructions that will break a handhold, except for newel posts or the like. Please refer to D3 for further requirements.	
Fixed platforms, walkways, stairways and ladders D3D23 (D2.18)	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, D3D16, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22 if it only serves— - machinery rooms, boiler houses, lift-machine rooms, plant-rooms, and the like; or - 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
Doorways and Doors D3D24 (D2.19) NSW D3D24 (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 - must not be fitted with a revolving door; and - must not be fitted with a roller shutter or tilt-up door unless— - it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m²; and - the doorway is the only required exit from the building or part; and - it is held in the open position while the building or part is lawfully occupied; and - must not be fitted with a sliding door unless— - it leads directly to road or open space - the door can be manually opened by a force of not more than 110N - If fitted with a power operated door – - It must be opened manually under a force of not more than 110N - If it leads directly to road or open space, must open automatically on power failure, or activation of a fire or smoke alarm anywhere in the fire compartment served by the door and - In a class 9b building used as an entertainment venue – - must not be fitted with a collapsible gate, accordion door, turnstile or rigid barrier; and - if fitted with a door, must be – - a swing door which opens in the direction of egress; and - doors hung in two folds where the unobstructed width of the doorway is more than 1 m; and - a doorway or opening within sight of the audience but not intended for egress must have a notice displayed clearly	Capable of compliance



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Clause	Assessment Comments	Status
	indicating its purpose and such a notice must not be internally illuminated; and iv. notwithstanding (2)(c), a sliding door may be fitted where— (A) it leads directly to a road or open space and forms a main entrance; and (B) it is capable of swinging in the direction of egress when pressure is applied to the inside face of the door; and (C) the door is provided with signage that clearly indicates to persons seeking egress, the potential for swinging the door open in an emergency.	
Swinging Doors D3D25 (D2.20)	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 ii. 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. 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. COMMENTS All doors swing in the direction of egress.	Capable of compliance
Operation of Latch D3D26 (D2.21) NSW D3D26(5) NSW D3D26(6)	1) 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. 2) Where the latch operation device referred to in (1)(b) is not located on the door leaf itself—	Capable of compliance



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Clause	Assessment Comments	Status
	a) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located— i) not less than 500 mm from an internal corner; and ii) for a hinged door, between 1 m and 2 m from the door leaf in any position; and iii) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position; and b) braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device. 3) The requirements of (1) and (2) do not apply to a door that— 4) A door referred to in (3)(c) must be able to be immediately unlocked— 5) The 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; and d) where the door is a door in a path of travel providing re-entry to the building from a balcony, terrace or the like, it may be fitted with key-operated fastenings only, the tongues of which must be locked in the retracted position whenever the building is occupied by the public, so the door can yield to pressure. 6) The requirements of (1), (2) and (5) do not apply to a door serving a Class 9b building used as an entertainment venue where the following provisions apply to a door or gate used by the public— a) on a door, the single device operating the latch or bolts must be a panic bar if those doors are to be secured; or b) an exit door or gate used by the public as the main entrance may be fitted with key-operated fastenings only, the tongues of which must be locked in the retracted position whenever the building is occupied by the public so the door or gate can yield to pressure from within; or c) a door from a balcony, terrace or the like, being a door in a path of travel providing re-entry to the building, may comply with the locking provision of (b) above.	
Re-entry from fire-isolated exits D3D27 (D2.22)	1) Doors of a fire-isolated exit must not be locked from the inside as follows: a) In a Class 9a health-care building. b) In a Class 9b early childhood centre. c) In a Class 9c building. d) In a fire-isolated exit serving any storey above an effective height of 25 m, throughout the exit.	Not applicable



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Clause	Assessment Comments	Status
	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— 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.	
Signs on doors D3D28 (D2.23)	Signs required of fire doors must be in capital letters not less than 20 mm high in a colour contrasting with the background and state— a. for an automatic door held open by an automatic hold-open device— “FIRE SAFETY DOOR—DO NOT OBSTRUCT”; or b. for a self-closing door— “FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN”; or c. for a door discharging from a fire-isolated exit— “FIRE SAFETY DOOR—DO NOT OBSTRUCT” <i>Please provide a door schedule with details for assessment prior to the issue of the Construction Certificate.</i>	Capable of compliance
Protection of openable windows D3D29 (D2.24)	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) a 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) a 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	Capable of compliance



Section D – Access & Egress		
Clause	Assessment Comments	Status
	iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. 3) A barrier with a height not less than 865 mm above the floor is required to an openable window— a) in addition to window protection, when a child resistant release mechanism is required by (2)(b)(iii); and b) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (1).	
Timber stairways: Concessions D3D30 (D2.25)	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
Doors in paths of travel to an entertainment venue NSW D3D31	In a Class 9b building used as an entertainment venue, a doorway in a path of travel must comply with NSW D3D24(2)(e).	Not applicable
Disability (Access to Premises - Buildings) Standards		
Affected Part	In an existing building there is a requirement to upgrade the 'affected' part. The 'affected part' is the path of travel between and including the principal pedestrian entrance to the new or modified part of the building. COMMENTS For this project the affected part will need to be upgraded.	Note



Section D – Access & Egress

Clause	Assessment Comments	Status
General	Part D4 is to be reviewed by a Qualified Access Consultant and does not form part of this report.	Note
Part D4 (D3) Access for People with Disabilities – BY OTHERS		

Section E – Services & Equipment

Clause	Assessment Comments	Status
Part E1 Fire Fighting Equipment		
Deem-to-Satisfy Provisions E1D1	- Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E1P1 to E1P6 are satisfied by complying with— - E1D2 to E1D16; and - in a building containing an atrium, Part G3; and - in a building in an alpine area, Part G4; and - for a building containing an occupiable outdoor area, Part G6; and - for additional requirements for Class 9b buildings, Part I1; and - for farm buildings and farm sheds, Part I3. - Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Note
Fire Hydrants E1D2 (E1.3)	A fire hydrants system is required and shall comply with AS 2419.1. .	Capable of compliance
Fire Hose Reels E1D3 (E1.4)	A fire hose reel system is required to be designed and installed in accordance with AS2441-2005 .	Capable of compliance
Sprinklers E1D4 (E1.5)	A sprinkler system must— - be installed in a building or part of a building when required by E1D5 to E1D12 as applicable; and - comply with Specification 17 and Specification 18 as applicable. Notes NSW has requirements for fire sprinkler systems in certain residential aged care facilities. See the Department of Planning and Environment website www.planning.nsw.gov.au	Choose an item.



Section E – Services & Equipment		
Clause	Assessment Comments	Status
	<i>Fire Services Design statement, specification and plans will be required by the Accredited Practitioner prior to the issue of the Construction Certificate.</i>	
Where sprinklers are required: all classifications E1D5 (Table E1.5)	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-classified building. Notes 1) See Specification 5 for use of sprinklers in Class 2 buildings and carparks generally. 2) See Part E2 for use of sprinklers to satisfy smoke hazard management provisions. 3) See C2D13 and Specification 5 for use of sprinklers in buildings where the fire-protected timber concession is applied.	Not applicable
Where sprinklers are required: Class 2 & 3 buildings other than residential care buildings E1D6 (Table E1.5)	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. <u>COMMENTS</u> Due to the roof top terrace, the building has a rise in storeys of 4.	Capable of compliance
Where sprinklers are required: Class 3 buildings used as residential care buildings E1D7 (Table E1.5)	Sprinklers are required throughout a building containing— a) 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
Where sprinklers are required: Class 6 building E1D8 (Table E1.5)	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



Section E – Services & Equipment

Clause	Assessment Comments	Status
Where sprinklers are required: Class 7a building, other than an open-deck Carpark E1D9 (Table E1.5)	In a Class 7a building, other than an open-deck carpark, sprinklers are required in fire compartments where more than 40 vehicles are accommodated.	Capable of compliance
Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings E1D10 (Table E1.5)	1) 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. 2) In a Class 9c building, sprinklers are required throughout the building and in any fire compartment containing a Class 9c part.	Capable of compliance
Where sprinklers are required: Class 9b buildings E1D11 (Table E1.5)	1) In a Class 9b building, other than an early childhood centre, see Part I1. 2) In a building containing a Class 9b early childhood centre, sprinklers are required throughout the whole building, including any part of another class. Exemptions E1D11(2) does not apply to a Class 9b early childhood centre— a) wholly within a storey that provides direct egress to a road or open space; or b) with a rise in storeys of not more than 2, where the Class 9b early childhood centre is the only use in the building.	Capable of compliance
Where sprinklers are required: additional requirements E1D12 (Table E1.5)	1) For sprinkler requirements for atriums, see Part G3. 2) For sprinkler requirements for large isolated buildings, see C3D4.	Capable of compliance
Where sprinklers are required: occupancies of excessive hazard E1D913 (Table E1.5)	1) 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 2) For the purposes of (1), occupancies of excessive fire hazard comprise buildings which contain— a) hazardous processes or storage including the following:	Capable of compliance



Section E – Services & Equipment

Clause	Assessment Comments	Status
	i) Aircraft hangars. ii) Cane furnishing manufacture, processing and storage. iii) Fire-lighter and fireworks manufacture and warehousing. iv) Foam plastic and foam plastic goods manufacture, processing and warehousing e.g. furniture factory. v) Hydrocarbon based sheet product, manufacture, processing and warehousing e.g. vinyl floor coverings. vi) Woodwool and other flammable loose fibrous material manufacture. b) combustible goods with an aggregate volume exceeding 1000 m³ and stored to a height greater than 4 m including the following: i) Aerosol packs with flammable contents. ii) Carpets and clothing. iii) Electrical appliances. iv) Combustible compressed fibreboards (low and high density) and plywoods. v) Combustible cartons, irrespective of content. vi) Esparto and other fibrous combustible material. vii) Furniture including timber, cane and composite, where foamed rubber or plastics are incorporated. viii) Paper storage (all forms of new or waste) e.g. bales, sheet, horizontal or vertical rolls, waxed coated or processed. ix) Textiles raw and finished, e.g. rolled cloth, clothing and manchester. x) Timber storage including sheets, planks, boards, joists and cut sizes. xi) Vinyl, plastic, foamed plastic, rubber and other combustible sheets, offcuts and random pieces and rolled material storage, e.g. carpet, tar paper, linoleum, wood veneer and foam mattresses. xii) All materials having wrappings or preformed containers of foamed plastics..	
Portable fire extinguishers E1D14 (E1.6)	Fire extinguishers should be selected and installed to AS2444-2001. In a Class 2, 3 or 5 building, Fire Extinguishers will be required to each floor and within 10m of the entrance door of any SOU.	Capable of compliance
Fire control centres E1D15 (E1.8)	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
Fire precautions during construction E1D16 (E1.9)	Not less than 1 fire extinguisher to suit class A, B and C and electrical fires must be required. Once the building is over 12m effective height, Fire Hydrants and Hose Reels are to be operation except for the upper 2 stories, boosters are to be installed.	Not applicable



Section E – Services & Equipment		
Clause	Assessment Comments	Status
Provision for special hazards E1D17 (E1.10)	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 or on the allotment; or b) the location of the building in relation to a water supply for fire-fighting purposes.	Not applicable
Part E2 Smoke Hazard Management		
Deemed to satisfy provisions E2D1 (E2.0)	1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E2P1 to E2P2 are satisfied by complying with— a) E2D2 to E2D21; and b) in a building containing an atrium, Part G3; and c) in a building in an alpine area, Part G4; and d) for additional requirements for Class 9b buildings, Part I1. 2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Note
Application of part E2D2 (E2.1)	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. b) For Class 9b assembly buildings— i) nightclubs, discotheques and the like — must comply with E2D16; and ii) exhibition halls — must comply with E2D17; and iii) theatres and public halls — must comply with E2D18; and iv) theatres and public halls (not covered by E2D18) including lecture theatres and cinema/auditorium complexes — must comply with E2D19; and v) other assembly buildings (not listed in (i) to (iv)) excluding schools — must comply with E2D20. The smoke exhaust and smoke-and-heat vent provisions of this Part do not apply to any area not used by occupants for an extended period of time such as a storeroom with a floor area less than 30 m², sanitary compartment, plant room or the like.	Note



Section E – Services & Equipment		
Clause	Assessment Comments	Status
General Requirements E2D3 (E2.2)	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. 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. .	Note
Fire-isolated exits E2D4 (Table E2.2a)	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; or 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. Notes Refer to D2D12(4) for pressurisation of a fire-isolated exit having more than 2 access doorways from within the same storey..	Not applicable



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Clause	Assessment Comments	Status
Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building E2D5 (Table E2.2a)	An automatic smoke detection and alarm system complying with Specification 20 must be provided to the following: A Class 2 or 3 building which is more than 25 m in effective height. 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. Notes Refer to C3D15 for division of public corridors greater than 40 m in length	Not applicable
Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b Buildings E2D6 (Table E2.2a)	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. Notes Refer to E2D14 to E2D20 for specific provisions applicable to a Class 6 (in a fire compartment having a floor area of more than 2000 m²) and Class 9b building or part of a building.	Not applicable
Buildings more than 25 m in effective height: Class 9a buildings E2D7 (Table E2.2a)	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. Notes A building more than 25 m in effective height requires a sprinkler system under E1D4.	Not applicable
Buildings not more than 25 m in effective	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—	Capable of compliance



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Clause	Assessment Comments	Status
height: Class 2 and 3 buildings and Class 4 part of a building E2D8(Table E2.2a)	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 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— d) a system complying with (b)(i) or (b)(ii) must be installed; or e) 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. Notes 1) Refer to C3D15 for division of public corridors greater than 40 m in length. 2) Refer to E2D14 to E2D20 for specific provisions applicable to a Class 6 (in a fire compartment having a floor area of more than 2000 m²) and Class 9b building or part of a building.	
Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b Building E2D9 (Table E2.2a)	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— d) a Class 5 or 9b school part; and e) 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	Capable of compliance



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Clause	Assessment Comments	Status
	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. 3) For the purposes of (2), vertically separated fire compartments are fire compartments above and below each other, and not fire compartments within the same storey.	
Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4 E2D10 (Table E2.2a) NSW E2D10	1) 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 b) if the ceiling height of the fire compartment is more than 12 m, an automatic smoke exhaust system in accordance with Specification 21. 2) For the purposes of (1), reference to ‘the building’ being provided with specified measures, means to the nominated classes within the building.	Not applicable
Buildings not more than 25 m in effective height: Class 9a and 9c buildings E2D11 (Table E2.2a)	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. Notes Refer to S11C2 for the provisions for smoke dampers.	Not applicable



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Clause	Assessment Comments	Status
Class 7a buildings E2D12 (Table E2.2a)	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.	Capable of compliance
Basements (other than Class 7a buildings) E2D13 (Table E2.2a)	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
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) E2D14 (Table E2.2b)	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 the building— i) is single storey, an automatic smoke detection and alarm system complying with Specification 20; or	Not applicable



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Clause	Assessment Comments	Status
	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	
Class 6 buildings – in fire compartments more than 2000 m²: Class 6 building (containing an enclosed common walkway or mall) E2D15 (Table E2.2b)	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 m ² , 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
Class 9b – assembly buildings: all NSW E2D16 (NSW Table E2.2b)	The following provisions apply to all Class 9b assembly buildings: a) 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. b) A basement not counted in the rise in storeys in accordance with C2D3, less than 2000 m² used as an assembly building or part of an assembly building containing an auditorium or other public area, must be equipped with—	Not applicable



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Clause	Assessment Comments	Status
	i) an automatic smoke detection system in accordance with Specification 20; or ii) an automatic zone pressurisation system in accordance with AS 1668.1 if the basement has more than one fire compartment; or if the basement forms part of a multi fire compartmented building served by the zone pressurisation system; or iii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. c) Stages and backstages: i) For the purposes of this clause, where a stage is separated from the auditorium by a proscenium wall incorporating a proscenium opening, a backstage room or area that is not separated from the stage by construction having an FRL of not less than 60/60/60, is taken to form part of the stage. ii) A building or part of a building used as an assembly building which has a stage with a floor area of more than 50 m² and not more than 150 m² must, over the stage, be provided with— (A) an automatic smoke exhaust system complying with Specification 21 (including Figure S21C2); or (B) roof mounted automatic smoke-and-heat vents complying with NSW I4D59, in a single storey building or the top storey of a multi storey building. iii) A building or part of a building used as an assembly building which has a stage with a floor area of more than 150 m² must, over the stage, be provided with an automatic smoke exhaust system complying with Specification 21 (including Figure S21C2). iv) A building or part of a building used as an assembly building which has a stage equipped with means of flying scenery must, over the stage, be provided with an automatic smoke exhaust system complying with Specification 21 (including Figure S21C2).	
Class 9b – assembly buildings: nightclubs, discotheques and the like <i>NSW E2D17</i>	A building or part of a building being a night club, discotheque or the like, must be provided with— a) in an auditorium— i) an automatic smoke exhaust system complying with Specification 21; or ii) 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 iii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 with fast response sprinkler heads; and b) in all other areas— i) where a building or part of a building has a floor area not more than 2000 m²— A. one of the smoke hazard management measures listed under (a) above; or	Not applicable



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Clause	Assessment Comments	Status
	B. an automatic smoke detection and alarm system complying with Specification 20; or i) where a building or part of a building has a floor area of more than 2000 m², smoke hazard management measures as provided for under NSW E2D19	
Class 9b – assembly buildings: exhibition halls, museums and art galleries NSW E2D18	A building or part of a building used as an exhibition hall, museum, art gallery or the like, must be provided with— a) where the floor area is more than 2000 m² and not more than 3500 m²— i) an automatic smoke exhaust system complying with Specification 21; or ii) 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 iii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; and b) where the floor area is more than 3500 m², a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 and— i) an automatic smoke exhaust system complying with Specification 21; or ii) 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.	Not applicable
Class 9b – assembly buildings: assembly buildings: other assembly buildings (not listed in NSW E2D16 to E2D18) NSW E2D19	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 c) if the floor area of the fire compartment is not more than 5000 m² and the building has a rise in storeys of not more than 2— 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



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Clause	Assessment Comments	Status
	3) A building containing a Class 9b early childhood centre must be provided with an automatic smoke detection and alarm system complying with Specification 20 throughout the whole building, including any part of another Class.	
Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19) <i>NSW E2D20 (Table E2.2b)</i>	This clause has deliberately been left blank. E2D20 does not apply in NSW. This clause is deleted from the BCA in NSW, as requirements for Class 9b – Assembly buildings in NSW are covered under NSW E2D16 to NSW E2D19.	Not applicable
Provision for special hazards E2D21 (E2.3)	Not considered in this instance. 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, which are not addressed in E2D4 to E2D20.	Not applicable
Part E3 Lift Installations		
Deemed to satisfy provisions E3D1 (E3.0)	This clause provides guidance on the application of the BCA.	Note
Lift Installation E3D2 (E3.1)	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.	Note
Stretcher facility in lifts E3D3 (E3.2)	1) 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. 2) 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



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Clause	Assessment Comments	Status
Warning against use of lifts in fire E3D4 (E3.3)	Lift signage is required. This clause gives guidance on the type of signage.	Capable of compliance
Emergency lifts E3D5 (E3.4)	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 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 c) 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.	Not applicable
Landings E3D6 (E3.5)	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4.	Capable of compliance
Passenger lift types and their limitations E3D7 (E3.6)	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	Capable of compliance



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Clause	Assessment Comments	Status
	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 1000 mm. 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 theatre, cinema, auditorium, transport interchange, shopping complex or the like. iv) A small-sized, low-speed automatic lift must not travel more than 12 m. 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.	
Accessible features required for passenger lifts E3D8 (Table E3.6a & b)	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.	Capable of compliance



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Clause	Assessment Comments	Status
	k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.	
Fire service controls E3D9 (E3.7)	Where lifts serve any storey above an effective height of 12 m, the following must be provided: a) A fire service recall control switch complying with E3D11 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 E3D12 for every lift	Not applicable
Residential care buildings E3D10 (E3.8)	Not a class 9c.	Not applicable
Fire service recall switch E3D11 (E3.9)	This clause provides guidance on the fire service recall control switch required by E3D9	Not applicable
Lift car fire service drive control switch E3D12 (E3.10)	This clause provides guidance on the Lift car fire service drive control switch required by E3D9	Not applicable
Part E4 Visibility in Emergency, Exit Signs and Warning Systems		
Deemed to satisfy provisions E3D1 (E4.0)	This clause provides guidance on the application of the BCA.	Note
Emergency Lighting requirements E4D2 (E4.2)	Emergency lighting system shall be provided in accordance with AS2293.1-2018.	Capable of compliance
Measurement of distance E4D3 (E4.3)	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
Design operation and of	Every required emergency light must comply with AS/NZS 2293.1	Note



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Clause	Assessment Comments	Status
emergency lighting E4D4 (E4.4)		
Exit Signage E4D5 (E4.5)	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 door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2	Capable of compliance
Direction signs NSW E4D6 (E4.6)	If an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed— 1) in appropriate positions in corridors, hallways, lobbies, foyers, auditoria, and the like, indicating the direction to a required exit; and 2) in a Class 9b building used as an entertainment venue — in any external egress path to a road where the exit does not open directly onto a road.	Note
Class 2 & 3 buildings and Class 4 parts: Exemptions E4D7 (E4.7)	E4D5 does not apply to— a) 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 b) an entrance door of a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building.	Note
Design and operation of exit signs E4D8 (E4.8)	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	Note



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Clause	Assessment Comments	Status
Emergency warning and intercom systems E4D9 (E4.9)	Building is less than 25 m therefore not required. As the building has an effective height of over 25m a sound system and intercom system for emergency purposes (formerly EWIS) complying with AS1670.4 is required.	Not applicable

Section F – Health & Amenity

Clause	Assessment Comments	Status
Part F1 Surface water management, rising damp & external waterproofing		
Deemed to satisfy provisions F1D1(F1.0)	1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F1P1 to F1P4 are satisfied by complying with F1D2 to F1D8. 2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Note
Application of Part F1D2 (NEW)	1) F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d). 2) F1D3 to F1D5 do not apply to a balcony, podium or similar horizontal surface part of a building— a) where the flooring is of timber decking or other perforated flooring; or b) which is located directly above ground.	Note
Stormwater drainage F1D3 (F1.1)	Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3. Explanatory Information Where stormwater drainage does not comply with F1D3, a Performance Solution is to be used to demonstrate compliance with the relevant Performance Requirements.	Capable of compliance
Exposed joints F1D4 (NEW)	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. Notes For the purposes of F1D4, an exposed joint is a construction joint, control joint, expansion joint, contraction joint or movement joint and includes an exposed joint which is directly below a drainage surface.	Capable of compliance



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Clause	Assessment Comments	Status
	Explanatory Information: Location of exposed joints To minimise the potential of water ingress, the exposed joint should be located at a ridge or high point of the structural substrate, where possible. Explanatory Information: Exposed joints subject to excessive movement Where an exposed joint is subject to excessive movement, such as more than 10 mm, additional measures should be considered to ensure protection of the exposed joint. These additional measures may include use of a hob with a minimum height of 50 mm formed within the structural substrate for the full length of both sides of the exposed joint, and the exposed joint protected by a discontinuous membrane in accordance with Section 2.9 of AS 4654.2.	
External waterproofing membranes F1D5 (F1.4)	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane— - consisting of materials complying with AS 4654.1; and - designed and installed in accordance with AS 4654.	Capable of compliance
Damp-proofing F1D6 (F1.9)	Damp must be prevented from reaching: - the lowest floor timbers and the walls above the lowest floor joists; and - the walls above the damp-proof course; and - the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders. Where Damp-proofing is required, it must comply with AS/NZS 2904 or AS3660.1. This does not apply to Class 7 or 8 Buildings where in each case there is no necessity for compliance.	Capable of compliance
Damp-proofing of floors on the ground F1D7 (F1.10)	- If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. - The requirements of (1) do not apply where— - weatherproofing is not required; or - the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.	Capable of compliance
Subfloor ventilation F1D8 (F1.12)	- Subfloor spaces must— - 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 - have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor in accordance with Table F1D8.	Not applicable



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Clause	Assessment Comments	Status																				
	Table F1D8: Subfloor openings and ground clearance <table><tr><th>Climatic zone (see Figure F1D8)</th><th>Minimum aggregate subfloor ventilation openings without a <i>membrane</i> (mm²/m of wall)</th><th>Minimum aggregate subfloor ventilation openings having the ground sealed with an impervious <i>membrane</i> (mm²/m of wall)</th><th>Minimum ground clearance height where termite inspection or management system is not required (mm)</th><th>Minimum ground clearance height where termite inspection is required (mm) ^{Note 1}</th></tr><tr><td>A</td><td>2000</td><td>1000</td><td>150</td><td>400</td></tr><tr><td>B</td><td>4000</td><td>2000</td><td>150</td><td>400</td></tr><tr><td>C</td><td>6000</td><td>3000</td><td>150</td><td>400</td></tr></table> Table Notes (1) 400 mm clearance <i>required</i> only where termite management systems are installed that need to be inspected (see B1D4). (2) On sloping sites, the 400 mm clearance <i>required</i> by (1) may be reduced to 150 mm within 2 m of <i>external walls</i>. (3) In situations where openings in <i>external walls</i> and internal subfloor walls are not able to be provided, additional measures must be provided to ensure that the overall level of ventilation of the subfloor space is maintained. (4) Additional measures referred to in (3) may include measures similar to those in F1D8(5), such as providing durability class timbers, or having the ground sealed in the subfloor space with an impervious <i>membrane</i>.	Climatic zone (see Figure F1D8)	Minimum aggregate subfloor ventilation openings without a <i>membrane</i> (mm ² /m of wall)	Minimum aggregate subfloor ventilation openings having the ground sealed with an impervious <i>membrane</i> (mm ² /m of wall)	Minimum ground clearance height where termite inspection or management system is not required (mm)	Minimum ground clearance height where termite inspection is required (mm) ^{Note 1}	A	2000	1000	150	400	B	4000	2000	150	400	C	6000	3000	150	400	
Climatic zone (see Figure F1D8)	Minimum aggregate subfloor ventilation openings without a <i>membrane</i> (mm ² /m of wall)	Minimum aggregate subfloor ventilation openings having the ground sealed with an impervious <i>membrane</i> (mm ² /m of wall)	Minimum ground clearance height where termite inspection or management system is not required (mm)	Minimum ground clearance height where termite inspection is required (mm) ^{Note 1}																		
A	2000	1000	150	400																		
B	4000	2000	150	400																		
C	6000	3000	150	400																		

Part F2 Wet areas and overflow protection

Deem-to-Satisfy Provisions F2D1 (NEW)	- Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F2P1 and F2P2 are satisfied by complying with F2D2 to F2D4. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable	Note
Wet area construction F2D2 (F1.7)	- In a Class 2 and 3 building and a Class 4 part of a building, building elements in wet areas must— - be water resistant or waterproof in accordance with Specification 26; and - comply with AS 3740. - 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— - be water resistant or waterproof in accordance with Specification 26; and - comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building	Capable of compliance
Rooms containing urinals F2D3 (F1.7(b & c))	- Where a slab or stall type urinal is installed— - the floor surface of the room containing the urinal must be an impervious material; and - where no step is installed, must— - be graded to the urinal channel for a distance of 1.5 m from the urinal channel; and - have the remainder of the floor graded to a floor waste; and - where a step is installed—	Capable of compliance



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Clause	Assessment Comments	Status
	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.	
Floor wastes F2D4 (F1.11)	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.	Capable of compliance
Part F3 Roof and wall cladding		
Deemed-to-Satisfy Provisions F3D1 (NEW)	1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F3P1 is satisfied by complying with F3D2 to F3D5. 2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Note
Roof covering F3D2 (F1.5)	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. <i>Details will be required prior to the issue of the Construction Certificate.</i>	Capable of compliance



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Clause	Assessment Comments	Status
Sarking F3D3 (F1.6)	Any sarking proposed should show compliance with AS/NZS 4200 Parts 1 & 2.	Capable of compliance
Glazed assemblies F3D4 (F1.13)	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	Capable of compliance
Wall Cladding F3D5 (NEW)	1) 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 1562.1. 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 contributed to the weatherproofing of another part of the building that is required to be weatherproofed. c) An open spectator stand or open deck carpark.	Capable of compliance



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Clause	Assessment Comments	Status
Part F4 Sanitary & Other Facilities		
Deemed to satisfy provisions F4D1 (F2.0)	1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F4P1 to F4P6 are satisfied by complying with— a. F4D2 to F4D12; and b. for public transport buildings, Part I2; and c. for farm sheds, Part I3. 2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable	Note
Facilities in residential buildings F4D2 (F2.1)	For facilities in Class 3 buildings other than residential care buildings, the following applies: (a) For residents in each building or group of buildings, for each 10 residents for whom private facilities are not provided, provide— (i) a bath or shower; and (ii) closet pan; and (iii) a washbasin. (b) Notwithstanding (a), if one urinal is provided for each 25 males up to 50 and one additional urinal for each additional 50 males or part thereof, one closet pan for each 12 males may be provided. (c) Facilities for employees must be provided in accordance with F4D4. (d) Facilities required by (a), (b) or (c) need not be situated in the same building	Capable of compliance
Calculation of number of occupants and facilities F4D3 (F2.2)	In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex.	Note
Facilities in Class 3-9 buildings F4D4 (F2.3) NSW Table F4D4D	Except where permitted by (3), (4), (7), F4D5(a), F4D5(b) and F4D12(1), 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. Refer to Table F4D4 COMMENTS The facilities provided on ground floor cannot be unisex or have shared facilities (excluding the Accessible Facility) Please clearly show Male & Female facilities, including basins.	Does not comply



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Clause	Assessment Comments	Status
Accessible sanitary facilities F4D5 (F2.4)	A unisex accessible sanitary facility is required to be provided in accordance with Clause 15 of AS1428.1 2009. Ambulant sanitary facilities are required to the male and female sanitary facilities in accordance with Clause 16 of AS1428.1-2009.	Capable of compliance
Accessible unisex sanitary compartments F4D6 (table F2.4a)	For Class 3 and Class 9c buildings— (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-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. 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.	Capable of compliance
Accessible unisex showers F4D7 (Table F2.4b)	For Class 3 and 9c buildings— (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit not less than 1; and (ii) 1 for every 10 showers or part thereof provided in common areas.	Capable of compliance
Construction of sanitary compartments F4D8 (F2.5)	Lift off hinges are required to some of the bathrooms where the door is within 1200mm of the WC.	Capable of compliance
Interpretation: Urinals and washbasins F4D9 (F2.6)	This clause gives guidance on the compliance requirements	Not applicable
Microbial; (legionella) control NSW F4D10 (F2.7, NSW2.7)	This clause has deliberately been left blank. F4D10 does not apply in NSW as the installation of hot water, warm water and cooling water systems (and their operation and maintenance) is regulated in the Public Health Regulation 2012, under the Public Health Act 2010.	Not applicable



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Clause	Assessment Comments	Status
Waste management F4D11 (F2.8)	Not a class 9a or 9c building.	Not applicable
Accessible adult changing facilities F4D12 (F2.9)	One unisex accessible adult change facility is required as follows: 1) Class 6 building that is a shopping centre having a design occupancy of not less than 3500 people, calculated on the basis of the floor area and containing minimum of 2 sole occupancy units 2) Class 9b sports venue – has a design occupancy of not less than 35000 spectators or contains a swimming pool that has a perimeter of not less than 70m and that is required by Table D3.1 to be accessible. 3) Museum, art gallery or the like having a design occupancy of not less than 1500 patrons 4) Theatre or the like having a design occupancy of not less than 1500 patrons 5) Passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services defined in Disability Standards for Accessible Public Transport 2002. Accessible adult change facilities cannot be combined with another sanitary compartment.	Not applicable
Part F5 Room Heights		
Height of rooms and other spaces F5D2 (F3.2)	Ceiling heights are to be as follows: In a Class 2 or 3 building or Class 4 part of a building— i. a kitchen, laundry, or the like — 2.1 m; and ii. a corridor, passageway or the like — 2.1 m; and iii. a habitable room excluding a kitchen — 2.4 m; and In a class 5,6,7 or 8 building- i. Generally 2.4m or ii. For corridors, passageways or the like 2.1m iii. Bathrooms, shower rooms, sanitary facilities, airlock, tea preparation room, pantry, store, garage, car parking area – 2.1m iv. Commercial kitchen – 2.4m v. Above a stairway, ramp, landing or the like – 2.0m	Capable of compliance
Part F6 Light and Ventilation		
Provision of natural light F6D2 (F4.1)	Natural light is required to class 3 bedrooms.	Complies



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Clause	Assessment Comments	Status
Methods and extent of natural light F6D3 (F4.2)	This clause provides guidance on the achieving natural light requirements. <i>Confirmation from the architect will be required of the provision of adequate natural light from adjoining rooms, particularly those on to partially enclosed balconies, prior to the issue of the Construction Certificate</i>	Capable of compliance
Natural light borrowed from adjoining room F6D4 (F4.3)	This clause provides guidance on the application of the BCA. <i>Confirmation from the architect will be required of the provision of adequate natural light from adjoining rooms, particularly those on to partially enclosed balconies, prior to the issue of the Construction Certificate</i>	Capable of compliance
Artificial Lighting F6D5 (F4.4)	The artificial lighting system to comply with AS1680.0.	Capable of compliance
Ventilation of Rooms F6D6 (F4.5) <i>NSW F6D6 (NSW F4.5(b))</i>	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.	Capable of compliance
Natural ventilation F6D7 (F4.6)	1) Natural ventilation provided in accordance with F6D6(a) must consist of openings, windows, doors or other devices which can be opened— a) with a ventilating area not less than 5% of the floor area of the room required to be ventilated; and b) open to— i) a suitably sized court, or space open to the sky; or ii) an open verandah, carport, or the like; or iii) an adjoining room in accordance with F6D8. 2) The requirements of (1)(a) do not apply to a Class 8 electricity network substation	Capable of compliance
Ventilation borrowed from adjoining room F6D8 (F4.7)	In any instances where this occurs details to show compliance with this Clause will be required.	Capable of compliance
Restrictions on location of sanitary compartment	Sanitary compartments 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	Capable of compliance



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Clause	Assessment Comments	Status
F6D9 (F4.8)	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.	
Airlocks F6D10 (F4.9)	If a sanitary compartment is prohibited under F4.8 from opening directly to another room— a. in a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building— i. access must be by an airlock, hallway or other room; or ii. the sanitary compartment must be provided with mechanical exhaust ventilation; and b. 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 1.1m² 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.	Capable of compliance
Carparks F6D11 (F4.11)	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.	Capable of compliance
Kitchen local exhaust ventilation F6D12 (F4.12)	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where— a) any cooking apparatus has— a. a total maximum electrical power input exceeding 8 kW; or b. a total gas power input exceeding 29 MJ/h; or b) the total maximum power input to more than one apparatus exceeds— a. 0.5 kW electrical power; or b. 1.8 MJ/hour gas, per m² of floor area of the room or enclosure	Capable of compliance
Part F7 Sound Transmission and Insulation		
Deemed to satisfy provisions F7D1 (F5.0)	1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F7P1 to F7P4 are satisfied by complying with F7D2 to F7D8. 2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable	Note
Application of part	The Deemed-to-Satisfy Provisions of this Part apply to Class 2 and 3 buildings and Class 9c buildings.	Note



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Clause	Assessment Comments	Status
F7D2 (F5.1)		
Determination of airborne sound insulation ratings F7D3 (F5.2)	A form of construction required to have an airbourne sound insulation rating must- a) have the required value for weighted sound reduction index (R_w) or weighted sound reduction index with spectrum adaptation term ($R_w + C_{tr}$) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or b) comply with specification 28.	Capable of compliance
Determination of impact sound insulation rating F7D4 (F5.3)	a) A floor in a building required to have an impact sound insulation rating must - i. have the required value for weighted normalised impact sound pressure level with spectrum adaptation term ($L_{n,w}$) determined in accordance with AS ISO 717.2 using results from laboratory measurements; or ii. comply with Specification 28. b) A wall in a building required to have an impact sound insulation rating must for a Class 2 or 3 building be of discontinuous construction; and c) For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and i. for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and ii. (for other than masonry, there is no mechanical linkage between leaves except at the periphery.	Capable of compliance
Sound insulation rating of floors F7D5 (F5.4)	The floor separating the Class 2 part must have an $R_w + C_{tr}$ (airborne) not less than 50 and an $L_{n,w}$ (impact) not more than 62.	Capable of compliance
Sound insulation rating of walls F7D6 (F5.5)	a) A wall in a Class 2 building must— i. have an $R_w + C_{tr}$ (airborne) not less than 50, if it separates sole-occupancy units; and ii. have an R_w (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification; and iii. comply with F5.3(b) if it separates— A. a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or B. a sole-occupancy unit from a plant room or lift shaft. b) A door may be incorporated in a wall in a Class 2 or 3 building that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, provided the door assembly has an R_w not less than 30	Capable of compliance



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Clause	Assessment Comments	Status
Sound insulation rating of internal services F7D7 (F5.6)	a) If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than— i. 40 if the adjacent room is a habitable room (other than a kitchen); or ii. 25 if the adjacent room is a kitchen or non-habitable room. b) If a storm water pipe passes through a sole-occupancy unit it must be separated in accordance with (a)(i) and (ii).	Capable of compliance
Sound isolation of pumps F7D8 (F5.7)	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.	Capable of compliance
Part F8 Condensation Management		
Deemed to satisfy provisions F8D1 (F6.0)	This clause provides guidance on the application of the BCA.	Note
Application of Part F8D2 (F6.1)	The Deemed-to-Satisfy Provisions of this Part only apply to a sole-occupancy unit of a Class 2 building and a Class 4 part of a building.	Note
External wall construction F8D3 (F6.2)	(1) Where a pliable building membrane is installed in an external wall, it must— a) comply with AS/NZS 4200.1; and b) be installed in accordance with AS 4200.2; and c) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. (2) Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than— a) in climate zones 4 and 5, 0.143 $\mu\text{g}/\text{N.s}$; and b) in climate zones 6, 7 and 8, 1.14 $\mu\text{g}/\text{N.s}$ (3) Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity. Please provide details on how compliance is achieved for assessment prior to the issue of the Construction Certificate.	Not applicable



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Clause	Assessment Comments	Status
Exhaust systems F8D4 (F6.3)	1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— a) 25 L/s for a bathroom or sanitary compartment; and b) 40 L/s for a kitchen or laundry. 2) Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air. 3) Where space for a clothes drying appliance is provided in accordance with F4D2(1)(b), space must also be provided for ducting from the clothes drying appliance to outdoor air 4) (3) does not apply if a condensing-type clothes drying appliances is installed 5) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with F6D7 must— a) be interlocked with the room's light switch; and b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off 6) Except for rooms that are ventilated in accordance with F6D7, a room with space for ducting a clothes drying appliance to outdoor air in accordance with (3) must be provided with make-up air in accordance with AS 1668.2 <i>Please provide details on how compliance is achieved for assessment prior to the issue of the Construction Certificate.</i>	Not applicable
Ventilation of roof spaces F8D5 (F6.4)	1) In climate zones 6, 7 and 8, a roof must have a roof space that – a) Is located – i) Immediately above the primary insulation layer; or ii) Immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or iii) Immediately above ceiling insulation which meets the requirements of J3D7(3) and J3D7(4); and b) Has a height of not less than 20 mm; and c) Is either – i) Ventilated to outdoor air through evenly distributed openings in accordance with Table F8D5; or ii) Located immediately underneath roof tiles of an unsarked tiled roof 2) The requirements of (1) do not apply to a – a) Concrete roof; or b) Roof that is made of structural insulated panels; or c) Roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959	Not applicable

Section G – Ancillary Provisions

Clause	Assessment Comments	Status
Part G1 Minor Structures and Components		



Section G – Ancillary Provisions		
Clause	Assessment Comments	Status
Deemed to satisfy provisions G1D1 (G1.0)	1) Performance Requirement G1P1 must be complied with. 2) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements G1P2 to G1P5 are satisfied by complying with G1D2 to G1D4. 3) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Note
Swimming pools NSW G1D2 (NSW G1.1)	(1) NSW G1D2(2) applies to the technical construction requirements for barriers to restrict access to swimming pools, subject to— a) out-of-ground pool walls and the walls of above ground pools, including inflatable pools, not being considered to be effective barriers; and b) the reference in clause 2.3.1 of AS 1926.1 to a barrier within a property including a boundary barrier. (2) A swimming pool with a depth of water more than 300 mm and which is associated with a Class 2 or 3 building or Class 4 part of a building, must have suitable barriers to restrict access by young children to the immediate pool surrounds in accordance with— a) AS 1926 Parts 1 and 2; or b) if the swimming pool is a spa pool— i) the requirements of (a); or ii) clause 9 of the Swimming Pools Regulation 2018 (3) A water recirculation system in a swimming pool with a depth of water more than 300 mm must comply with AS 1926.3	Not applicable
Refrigerated Chambers, strong rooms & vaults G1D3 (G1.2)	1) A refrigerated or cooling chamber must have: a) A door which is capable of being opened by hand from inside without a key; and b) Internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber; and c) An indicator lamp positioned outside the chamber, which is illuminated when the interior lights required by b above are switched on; and d) An alarm that is: i) Located outside but controllable only from within the chamber; and ii) Able to achieve a sound pressure level outside the chamber of 90 dB(A) when measured 3m from the sounding device. 2) A door required by (1)(a) in a refrigerated or cooling chamber must have a doorway with a clear width of not less than 600 mm and a clear height not less than 1.5 m.	Not applicable
Outdoor play spaces	Not considered in this instance.	Not applicable



Section G – Ancillary Provisions

Clause	Assessment Comments	Status
G1D4 (G1.3)	a) Any outdoor play space in a Class 9b early childhood centre must be enclosed on all sides with a barrier which complies with AS1926.1. b) For the purpose of (a), AS1926.1 is applied if there is a swimming pool located outside the outdoor place space, so that the barrier restricts children from exiting the premises without the knowledge of staff in the centre c) The requirements of (a) do not apply to a wall, including doors and windows, which form part of the Class 9b early childhood centre.	
Provision for cleaning windows NSW G1D5	(1) A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level. (2) A building satisfies (1) where— a) the windows can be cleaned wholly from within the building; or b) provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.	Capable of compliance
Part G2 Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues		
Deemed to satisfy provisions G2D1 (G2.0)	This clause provides guidance on the application of the BCA.	Not applicable
Installation of appliances G2D2 (G2.2)	Not considered in this instance.	Not applicable
Open fireplaces G2D3 (G2.3)	Not considered in this instance.	Not applicable
Incinerator rooms G2D4 (G2.4)	Not considered in this instance.	Not applicable
Part G3 Atrium Construction		
Application of part G3D1 (G3.1)	Not considered in this instance.	Not applicable



Section G – Ancillary Provisions		
Clause	Assessment Comments	Status
Dimensions of atrium well G3D2 (G3.2)	Not considered in this instance.	Not applicable
Separation of atrium by bounding walls G3D3 (G3.3)	Not considered in this instance.	Not applicable
Construction of bounding walls G3D4 (G3.4)	Not considered in this instance.	Not applicable
Construction of balconies G3D5 (G3.5)	Not considered in this instance.	Not applicable
Separation at roof G3D6 (G3.6)	Not considered in this instance.	Not applicable
Means egress G3D7 (G3.7)	Not considered in this instance.	Not applicable
Fire and smoke control systems G3D8 (G3.8)	Not considered in this instance.	Not applicable
Part G4 Construction in Alpine areas		
Part G4	Not considered in this instance.	Not applicable
Part G5 Construction in bushfire prone areas		
Application of Part G5D2 (G5.1)	The Deemed-to-Satisfy Provisions of this part apply to— a) a Class 2 or 3 building; or b) a Class 4 part of a building; or	Not applicable



Section G – Ancillary Provisions		
Clause	Assessment Comments	Status
NSW G5D2 (NSW G5.1)	c) a Class 9 building that is a special fire protection purpose in an area subject to a Bushfire Attack Level (BAL) not exceeding BAL – 12.5, determined in accordance with Planning for Bush Fire Protection; or d) a Class 10a building or deck associated with a building or a part referred to in (a), (b) or (c).	
Protection Residential buildings G5D3 (G5.2) NSW G5D3 (NSWG5.2)	In a designated bushfire prone area, a Class 2 building, a Class 3 building, a Class 4 part of a building or a Class 9 building that is a special fire protection purpose or a Class 10a building or deck associated with such a building or part, must comply with the following - a) AS 3959 except— i. as amended by Planning for Bush Fire Protection; and ii. for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ). Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or b) the requirements of (a) above as modified by the development consent following consultation with the NSW Rural Fire Service under section 4.14 of the Environmental Planning and Assessment Act 1979 if required; or c) the requirements of (a) above as modified by development consent with a bushfire safety authority issued under section 100B of the Rural Fires Act 1997 for the purposes of integrated development.	Not applicable
Protection certain Class 9 buildings G5D4 (NEW) NSW G5D4	In a designated bushfire prone area, a Class 9 building that is a special fire protection purpose or a Class 10a building or deck immediately adjacent or connected to a such a building or part, must comply with— a) for a Class 9 building that is special fire protection purpose, Specification 43 except as amended by Planning for Bush Fire Protection; or b) for a Class 10a building or deck immediately adjacent or connected to a Class 9 building that is a special fire protection purpose— i) AS 3959 except as amended by Planning for Bush Fire Protection; and ii) S43C13; or c) the requirements of (a) or (b) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fires Act 1997 for the purposes of integrated development.	Not applicable
Part G6 Occupiable outdoor areas		
Application of part G6D1 (G6.1)	a) The Deemed-to-Satisfy Provisions of this Part apply to buildings containing an occupiable outdoor area in addition to the other Deemed-to-Satisfy Provisions of the BCA. b) The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections C, D, E, F and G. c) Except for G6.2, the Deemed-to-Satisfy Provisions of this Part do not apply to—	Capable of compliance



Section G – Ancillary Provisions

Clause	Assessment Comments	Status
	i. an occupiable outdoor area of a sole-occupancy unit in a Class 2 or 3 building, Class 9c building or Class 4 part of a building; or ii. an occupiable outdoor area with an area less than 10m².	
Fire Hazard properties G6D2 (G6.2)	a) Subject to b), a lining, material or assembly in an occupiable outdoor area must comply with C1.10 as for an internal element. b) The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with C1.10: i. Average specific extinction area. ii. Smoke-Developed Index. iii. Smoke development rate. iv. Smoke growth rate index (SMOGR_{RC}).	Capable of compliance
Fire separation G6D3 (G6.3)	For the purposes of the Deemed-to-Satisfy Provisions of C2.7, C2.8 and C2.9, a reference to a storey includes an occupiable outdoor area, however a fire wall cannot be used to separate an occupiable outdoor area into different fire compartments.	Capable of compliance
Provision for escape G6D4 (G6.4)	For the purposes of the Deemed-to-Satisfy Provisions of Part D1, a reference to a storey or room includes an occupiable outdoor area.	Capable of compliance
Construction of exits G6D5 (G6.5)	For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area.	Capable of compliance
Fire fighting equipment G6D6 (G6.6)	Except for Clause 7(b)(i) of Specification E1.5, for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a reference to a storey includes an occupiable outdoor area.	Capable of compliance
Lift installations G6D7 (G6.7)	For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area.	Capable of compliance
Visibility in emergency, exit signs and warning systems G6D8 (G6.8)	For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a storey includes an occupiable outdoor area.	Capable of compliance
Light and ventilation	For the purposes of the Deemed-to-Satisfy Provisions of F4.4, F4.8 and F4.9, a reference to a room includes an occupiable outdoor area	Capable of compliance



Section G – Ancillary Provisions

Clause	Assessment Comments	Status
G6D9 (G6.9)		
Fire orders G6D10 (G6.10)	For the purposes of the Deemed-to-Satisfy Provisions of G4.9, a reference to a storey includes an occupiable outdoor area.	Capable of compliance
Part G7 Livable housing design		
NSW Part G7	This Part has deliberately been left blank. Part G7 does not apply in NSW as livable housing design requirements do not apply to sole-occupancy units in a Class 2 building in NSW.	Not applicable

Section I – Special use buildings

Clause	Assessment Comments	Status
Part I1 Class 9b buildings		
Application of part I1D1 (H1.10) NSW I1D1 (NSWH1.1)	1) For a Class 9b building or part of a building that is not an entertainment venue— a) the Deemed-to-Satisfy Provisions of Part I1 apply to every enclosed Class 9b building or part of a building which— i) is a school assembly, church or community hall with a stage and any backstage area with a total floor area of more than 300 m²; or ii) otherwise, has a stage and any backstage area with a total floor area of more than 200 m²; or iii) has a stage with an associated rigging loft; and b) notwithstanding (1)(a)— i) I1D4 applies to every open or enclosed Class 9b building; and ii) I1D7 applies to every enclosed Class 9b building. 2) For a Class 9b building that is an entertainment venue, NSW Part I4 applies in replacement of Part I1. This Part applies to every entertainment venue as described in the Environmental Planning and Assessment Regulation 2021. Definition of entertainment venue as per the Regulations is; entertainment venue means a building used as a cinema, theatre or concert hall or an indoor sports stadium.	Not applicable
Separation I1D2 (H1.2)	A theatre, public hall or the like must— a) have a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; or b) have the stage, backstage area and accessible under stage area separated from the audience by a proscenium wall in accordance with I1D3	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
Proscenium wall construction I1D3 (H1.3)	A proscenium wall must comply with Specification 32.	Not applicable
Seating area I1D4 (H1.4)	In a seating area— a) the gradient of the floor surface must not be steeper than 1 in 8, or the floor must be stepped so that— i. a line joining the nosings of consecutive steps does not exceed an angle of 30° to the horizontal; and ii. the height of each step in the stepped floor is not more than 600 mm; and iii. the height of any opening in such a step is not more than 125 mm; and b) if an aisle divides the stepped floor and the difference in level between any 2 consecutive steps— i. exceeds 230 mm but not 400 mm — an intermediate step must be provided in the aisle; and ii. exceeds 400 mm — 2 equally spaced intermediate steps must be provided in the aisle; and iii. the going of intermediate steps must be not less than 270 mm and such as to provide as nearly as practicable equal treads throughout the length of the aisle; and c) the clearance between rows of fixed seats used for viewing performing arts, sport or recreational activities must be not less than— i. 300 mm if the distance to an aisle is not more than 3.5 m; or ii. 500 mm if the distance to an aisle is more than 3.5 m.	Not applicable
Exits from stages I1D5 (H1.5)	(1) The path of travel to an exit from a stage or performing area must not pass through the proscenium wall if the stage area is separated from the audience area with a proscenium wall. (2) Required exits from backstage and under-stage areas must be independent of those provided for the audience area.	Not applicable
Access to platforms and lofts I1D6 (H1.6)	A stairway that provides access to a service platform, rigging loft, or the like, must comply with AS 1657.	Not applicable
Aisle lights I1D7 (H1.7)	In every enclosed Class 9b building, where in any part of the auditorium, the general lighting is dimmed or extinguished during public occupation and the floor is stepped or is inclined at a slope steeper than 1 in 12, aisle lights must be provided to illuminate the full length of the aisle and tread of each step.	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
Part I2 Public transport buildings		
Application of Part I2D1 (H2.1)	(1) The Deemed-to-Satisfy Provisions of this Part apply to the passenger use areas of a Class 9b or Class 10 building used for public transport. (2) The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Parts D4, E3 and F4. (3) For an airport that does not accept regular public transport services, as defined in the Disability Standards for Accessible Public Transport 2002, only I2D8, I2D9, I2D10, I2D11, and I2D13 of this Part apply. (4) Exemption (1) to A6G1(1) does not apply to this Part.	Not applicable
I2D2 – I2D15 (H2.2-H2.15)	Consider not applicable to this proposal I2D2 (H2.2) – Accessways I2D3 (H2.3) – Ramps I2D4 (H2.4) – Handrails and grabrails I2D5 (H2.5) – Doorways and doors I2D6 (H2.6) - Lifts I2D7 (H2.7) – Stairways I2D8 (H2.8) – Unisex accessible toilet I2D9 (H2.9) – Location of accessible toilet I2D10 (H2.10) – Symbols and signs I2D11 (H2.11) – Tactile ground surface indicators I2D12 (H2.12) – Lighting I2D13 (H2.13) – Hearing augmentation I2D14 (H2.14) – Early warning systems I2D15 (H2.15) – Controls	Not applicable
Part I3 Farm buildings and farm sheds		
Application of Part I3D1 (H3.1)	1) The Deemed-to-Satisfy Provisions of this Part apply to farm buildings and farm sheds. 2) The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections C, D, E and F. 3) H3.1 to H3.5, H3.8 and H3.11 to H3.18 apply to a farm shed. 4) H3.1, H3.3, H3.5 to H3.7, H3.9 to H3.12, H3.14, H3.15 and H3.18 apply to a farm building.	Not applicable
I3D2-I3D18 (H3.2 – H3.18)	Consider not applicable to this proposal I3D2 (H3.2) – Fire resistance and separation I3D3 (H3.3) – Provision for escape I3D4 (H3.4) – Construction of exits I3D5 (H3.5) – Fixed platforms, walkways, stairways and ladders I3D6 (H3.6) - Thresholds I3D7 (H3.7) – Swinging doors	Not applicable



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Clause	Assessment Comments	Status
	I3D8 (H3.8) – Fire fighting equipment I3D9 (H3.9) – Fire hydrants and water supplies I3D10 (H3.10) – fire hose reels I3D11 (H3.11) – Portable fire extinguishers I3D12 (H3.12) – Emergency lighting requirements I3D13 (H3.13) – Exit signs I3D14 (H3.14) – Direction signs I3D15 (H3.15) – Design and operation of exit signs I3D16 (H3.16) – Sanitary facilities I3D17 (H3.17) – Height of rooms and other spaces I3D18 (H3.18) – Artificial lighting	
NSW Part I4 – Entertainment venues other than temporary structures & drive-in theatres		
Application of Part NSW I4D1 (NSW H101.1)	This Part applies to every entertainment venue as described in the Environmental Planning and Assessment Regulation 2021.	Not applicable
Fire separation NSW I4D2 (NSW H101.2)	If an entertainment venue forms part only of a building, then— (a) the whole of the entertainment venue; or (b) the part containing the stage, backstage area and auditorium, must be separated from the other parts of the building by construction having an FRL of not less than 60/60/60.	Not applicable
Foyer space NSW I4D3 (NSW H101.3)	Where an entertainment venue is used principally for the purpose of— (a) exhibiting films; or (b) conducting live stage productions, foyer space (excluding stairways and concession areas) must be provided on the basis of at least 0.25 m2 for each person that the auditorium accommodates.	Not applicable
Sprinkler systems for common foyers NSW I4D4 (NSW H101.4)	In an entertainment venue, where multiple auditoriums have a foyer in common, the following applies: (a) If the foyer serves not more than 2 auditoriums, that foyer must be separated from any adjoining foyer by (b) construction having an FRL of not less than 60/60/60. If the foyer serves more than 2 auditoriums, a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 must be installed— i) throughout the storey containing the foyer; and ii) throughout each storey in the building below that storey.	Not applicable
Conventional stages: application NSW I4D5 (NSW H101.5)	NSW I4D6 to NSW I4D9 apply to a conventional stage, that is, a stage which is separated from the auditorium by a proscenium wall incorporating a proscenium opening.	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
Conventional stages: extent of stage area NSW I4D6 (NSW H105.1)	If a room or area is not separated from the remainder of a conventional stage by construction having an FRL of not less than 60/60/60, the room or area is, for the purposes of this Part, to be taken to form part of the stage.	Not applicable
Conventional stages: small stages NSW I4D7 (NSW H105.2)	A stage which is more than 50 m ² but not more than 150 m ² in area must have 2 or more means of egress from the stage and backstage area provided otherwise than through the proscenium wall.	Not applicable
Conventional stages: large stages NSW I4D8 (NSW H105.3)	A stage which is more than 150 m ² in area— a) must have installed directly above the stage a suitable sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; and b) must have the proscenium opening protected by a safety curtain that complies with NSW I4D15 and NSW I4D16; and c) must have a line of open drenchers or open sprinklers provided above the proscenium opening on the stage side and in such a position as to be able to discharge over the inside face of the safety curtain; and d) must have 2 or more means of egress from the stage and backstage area provided otherwise than through the proscenium wall.	Not applicable
Conventional stages: fire separation of stages NSW I4D9 (NSW H105.4)	A stage which is more than 50 m ² in area, and all areas below such a stage, must (with the exception of the proscenium opening) be separate from the backstage and the remainder of the building by construction having an FRL of not less than 60/60/60.	Not applicable
Non-conventional stages: application NSW I4D10 (NSW H101.6)	NSW I4D11 and NSW I4D12 apply to a stage that is not a conventional stage within the meaning of NSW I4D5.	Not applicable
Non-conventional stages: small stages NSW I4D11 (NSW H101.6.1)	A stage which is more than 50 m ² but not more than 150 m ² in area must have 2 means of egress from the backstage area.	Not applicable



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Clause	Assessment Comments	Status
Non-conventional stages: large stages <i>NSW I4D12</i> <i>(NSW H101.6.2)</i>	A stage which is more than 150 m² in area must have at least 2 means of egress from the backstage area.	Not applicable
Flying scenery <i>NSW I4D13</i> <i>(NSW H101.7)</i>	(1) Where there is a grid or other means of flying scenery over a conventional stage or non-conventional stage— a) the stage must be provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; and b) a fly gallery, bridge grid, rigging loft, tie gallery or electric light perch must— i. comply with AS 1657; and ii. be of non-combustible construction; and c) a fly gallery must be provided with at least 2 means of egress, one on each side of the stage; and d) a grid or rigging loft must be provided with at least 2 means of egress; and e) if exposed steel is used in the construction of a roof, fly or tie gallery, the roof, fly or tie gallery must be so designed that, in the event of its structural failure due to fire, the wall structure of the building will not be affected; and f) structural steel supporting the stage tower must be enclosed by masonry or concrete and have an FRL of not less than 120/120/120. (2) In addition to (1), in the case of a conventional stage, the following additional requirements apply: a) The proscenium wall must— i. have an FRL of not less than 120/120/120; and ii. have the proscenium opening protected by a rigid safety curtain in accordance with NSW I4D16. b) The walls forming the stage area, and the area beneath the stage, must be constructed of masonry or concrete and have an FRL of not less than 120/120/120	Not applicable
Load notice <i>NSW I4D14</i> <i>(NSW H101.8)</i>	1) A notice indicating the actual distributed and concentrated load for which the stage floor has been designed must be conspicuously and permanently displayed in a position adjacent to the stage floor 2) The notice must be in legible letters and figures— a) at least 50 mm high; and b) on a contrasting background.	Not applicable
Safety curtains <i>NSW I4D15</i> <i>(NSW H101.10)</i>	A safety curtain required by NSW I4D8 must— a) be made of non-combustible material; and b) be so fitted that, when it is closed, it forms an efficient smoke seal between the stage and the auditorium; and c) be capable of withstanding a pressure differential of 0.5 kPa over its entire surface area; and d) be run on steel guides located on each side of the proscenium opening; and e) remain engaged in its guides if the guides, together with their fittings and attachments and that part of the curtain engaged in the guides, are subjected to a pressure differential of 1 kPa; and	Not applicable



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Clause	Assessment Comments	Status
	f) be of sufficiently robust construction to withstand damage by scenery, stage properties and falling debris; and g) be capable of closing the proscenium opening within 30 seconds, either by gravity slide or by motor assisted mechanisms; and h) have manual controls, located on each side of the stage, for the closing of the curtains; and i) have a notice displayed adjacent to the operating controls, in clear and legible letters and symbols of adequate size, indicating its use and operation; and j) when operated, actuate a distinctive warning alarm audible to persons on the stage and must not be reliant for its operation solely on the primary electricity supply; and k) have the words “Safety Curtain” exhibited on the curtain in clear and legible letters of adequate size to enable them to be read from all parts of the auditorium.	
Safety curtains — additional requirements <i>NSW I4D16</i> <i>(NSW H101.10.1)</i>	A rigid safety curtain required by NSW I4D13 must comply with the requirements of NSW I4D15 and it must— c) be vertically hung from steel cables; and d) be framed with structural steel that complies with AS 4100; and e) be sheeted and finished on both sides with sheet steel or other non-combustible material of such gauge, and so fastened to its frame, as to ensure that its frame is capable of withstanding distortion arising from heat; and f) when closed, overlap the proscenium opening by not less than 300 mm at each side and by not less than 600 mm at the top.	Not applicable
Seating in rows: application <i>NSW I4D17</i> <i>(NSW H101.11)</i>	NSW I4D18 to NSW I4D25 do not apply to continental seating or seating at tables.	Not applicable
Seating in rows: number of seats <i>NSW I4D18</i> <i>(NSW H101.11.1)</i>	Subject to NSW I4D22, where seating is arranged in rows, the maximum number of seats in each row must not exceed— d) 8 where there is an aisle at one end only of the row; or e) 16 where there are aisles on both ends of the row.	Not applicable
Seating in rows: chairs used for seating <i>NSW I4D19</i> <i>(NSW H101.11.2)</i>	Chairs used for seating must— a) where they have arms, be at least 500 mm from centre to centre; and b) where they do not have arms, be at least 450 mm from centre to centre; and c) have a minimum lateral clearance of at least 300 mm between— i) the front of each chair and the back of the chair in front; or	Not applicable



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Clause	Assessment Comments	Status
	ii) if a guardrail is provided in front of the chairs, between the front of each chair and the guardrail; and d) have a distance of at least 950 mm between the back of the chair and the back of the chair in front.	
Seating in rows: chairs in auditoriums — level floors <i>NSW I4D20</i> <i>(NSW H101.11.3)</i>	Chairs in an auditorium that has a level floor must be— a) securely fastened to the floor; or b) secured together in groups of not less than 4 and not more than 16.	Not applicable
Seating in rows: chairs in auditoriums — sloping floors <i>NSW I4D21</i> <i>(NSW H101.11.4)</i>	Chairs in an auditorium having a sloping floor, or having stepped or inclined platforms, must be securely fastened to the floor or platform.	Not applicable
Seating in rows: radiating aisles in seating areas <i>NSW I4D22</i> <i>(NSW H101.11.5)</i>	Where seating is securely fastened to the floor and arranged in rows of concentric circles, semi-circles or segments of circles, with radiating aisles— a) the number of seats in each row between 2 aisles must not exceed 24; and b) each seat must— i) have a minimum lateral clearance of at least 325 mm between the front of the seat and the back of the seat in front; and ii) have a distance of at least 975 mm between the back of the seat and the back of the seat in front; and c) the rows may be curved or straight.	Not applicable
Seating in rows: aisles and cross-overs <i>NSW I4D23</i> <i>(NSW H101.11.6)</i>	Where aisles and cross-overs are provided— a) each aisle must have a width of at least 1000 mm and each cross-over must have a width of at least 1500 mm; and b) the floor of each aisle must not have a grade of more than 1 in 8 at any part; and c) if there is a step from a row to an aisle or from a landing to an aisle, the step must not project into the aisle.	Not applicable
Seating in rows: platforms and steps <i>NSW I4D24</i>	Where an aisle contains platforms or steps— a) the platforms and steps must extend for the full width of the aisle; and b) if there are no intervening steps between levels of platforms, the height of the platform riser must not be more than 200 mm; and c) if there are one or more intervening steps between the levels of platforms— i. each riser must be at least 100 mm but not more than 200 mm high; and ii. each going must be at least 250 mm deep; and	Not applicable



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Clause	Assessment Comments	Status
(NSW H101.11.7)	iii. risers and goings must be uniform; and d) goings which are more than 450 mm deep at platform level must have a grade of not more than 1 in 50; and e) at the entrance from the aisle to each row there must be a clear level floor space, extending the full width of the aisle, of at least 300 mm, measured from the back of the row in front; and f) any going projecting in front of a seat adjacent to an aisle must be protected by a guardrail.	
Seating in rows: stepped platforms NSW I4D25 (NSW H101.11.8)	Where stepped platforms without chairs or stepped platforms with bench seats, are used for seating— a) each platform must be at least 700 mm deep; and b) each seating space must be at least 450 mm wide, measured along the front of the platform or bench seat; and c) each seating space must be numbered consecutively; and d) at the entrance from the aisle to each row there must be a clear level floor space, extending the full width of the aisle, of at least 300 mm, measured from the back of the row in front; and e) any going projecting in front of a seat adjacent to an aisle must be protected by a guardrail; and f) in the case of stepped platforms with bench seats, there must be at least 300 mm between the back of each seat and the front of the platform behind, or the front of the bench seat behind, whichever is the closer.	Not applicable
Continental seating: application NSW I4D26 (NSW H101.12)	NSW I4D27 to NSW I4D35 apply to continental seating.	Not applicable
Continental seating: seating to be fastened NSW I4D27 (NSW H101.12.1)	Seating must be securely fastened to the floor.	Not applicable
Continental seating: maximum seats per row NSW I4D28 (NSW H101.12.2)	The number of seats in a row must not exceed 120.	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
Continental seating: depth of seating NSW I4D29 (NSW H101.12.3)	The depth of each row of seating (that is, the distance between the back of the row in front or, if there is a guardrail in front, between the back of the row and the guardrail) must, in respect of a row containing a number of seats specified in Column 1 of NSW Table I4D29, be not less than the distance specified of that Table in respect of that number of seats.	Not applicable
Continental seating: clearance between rows NSW I4D30 (NSW H101.12.4)	The minimum lateral clearance between each row of seating must, in respect of a row containing a number of seats specified in Column 1 of NSW Table I4D29 be not less than the clearance specified in Column 3 of that Table in respect of that number of seats.	Not applicable
Continental seating: chairs used for seating NSW I4D31 (NSW H101.12.5)	Chairs used for seating must comply with NSW I4D19(a) and (b).	Not applicable
Continental seating: egress doorways NSW I4D32 (NSW H101.12.6)	Egress doorways through the walls of the auditorium— a) must have an aggregate width of at least twice the sum of the clearances specified in Column 3 of NSW Table I4D29 for each row of the auditorium to be served by those doorways; and b) must be provided at each end of every fifth row, excluding the first 2 rows and the last 2 rows in the auditorium if those rows each contain no more than 16 seats; and c) must lead— i) directly to a road or open space; or ii) into a foyer or other area giving access to a road or open space; and d) must be provided with exit signs if the egress doorways are not sufficiently conspicuous.	Not applicable
Continental seating: clear areas NSW I4D33 (NSW H101.12.7)	A clear area— a) must be provided from each end of each row to an egress doorway in the wall of the auditorium; and b) must have a width of at least the greater of— i) the sum of the clearances specified in Column 3 of NSW Table I4D29 for each row; or ii) 500 mm; and c) if it contains platforms or steps, must comply with NSW I4D24(a), (b), (c), (d) and (f).	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
Continental seating: minimum clear space NSW I4D34 (NSW H101.12.8)	At the entrance from a row to a clear area, there must be a clear level floor space having a width of at least the clearance specified for the row in Column 3 of NSW Table I4D29.	Not applicable
Continental seating: doors NSW I4D35 (NSW H101.12.9)	A door fitted to the egress doorway in the wall of an auditorium must comply with NSW D3D16 and NSW D3D24(2)	Not applicable
Provision of guardrails: location NSW I4D36 (NSW H101.13.1)	Guardrails must be provided— a) along the fascia of each balcony or box; and b) if there is a stepped floor, along the front edge of each cross-over; and c) where NSW I4D37 and NSW I4D38 apply.	Not applicable
Provision of guardrails: fixed back seats NSW I4D37 (NSW H101.13.2)	If seats with fixed backs are provided, guardrails that extend for the full width of the seating, must be provided at least 500 mm above the platform unless— a) fixed back seats of the next lower level project at least 500 mm above the level of the stepped platform; and b) there is only one riser between the platform and next lower cross-over.	Not applicable
Provision of guardrails: steps between platforms NSW I4D38 (NSW H101.13.3)	If— a) there is more than one intervening step in an aisle between levels of platforms, a guardrail must be provided (at a vertical height of at least 660 mm measured above the nosing of each tread and of the upper platform) to the sides of the aisle adjacent to those steps; and b) there is more than one intervening step in an aisle between levels of platforms, and that aisle is along a wall, a continuous guardrail must be affixed to that wall at a height of 865 mm above the nosing of each tread; and c) the end of the platform or the back of the highest platform does not abut a wall that extends at least 660 mm above the floor level of the platform, a guardrail not less than 660 mm high must be provided— i. at the ends of the platform, extending from the front of the first riser to the back of the highest platform; and ii. at the back of the highest platform, extending the full width of the platform; and	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
	d) there is an inclined floor, the raised section of which is not bounded by walls at least 660 mm high, a guardrail must be provided that extends around the perimeter of the raised section at a height of at least 660 mm above the inclined floor level; and e) seating at tables is provided on a stepped platform, a guardrail at least 500 mm high must be provided along the front edge of the platform	
Guardrails for seating areas: application <i>NSW I4D39</i> <i>(NSW H101.14)</i>	NSW I4D40 to NSW I4D42 apply to seating areas.	Not applicable
Guardrails for seating areas: continental seating <i>NSW I4D40</i> <i>(NSW H101.14.1)</i>	Where a guardrail is provided in front of a row of chairs— a) the distance between the back of each chair in that row, and the guardrail must be not less than the distance specified in Column 2 of NSW Table I4D29 for the number of chairs in that row; and b) the minimum lateral clearance between the front of each chair in that row and the guardrail must be not less than the clearance specified in Column 3 of NSW Table I4D29 for the number of chairs in that row.	Not applicable
Guardrails for seating areas: balconies and boxes <i>NSW I4D41</i> <i>(NSW H101.14.2)</i>	A guardrail provided along the fascia of a balcony or box— a) if it is located at the foot of a stepped aisle, must have its top surface at least 900 mm above the floor of the balcony or box; and b) if it is not located at the foot of a stepped aisle, must have its top surface at least 750 mm above the floor; and c) if it has a ledge more than 70 mm wide, must have the top surface of the ledge sloping downwards towards the floor of the balcony or box at an angle of at least 30 degrees from the horizontal; and d) must have an unperforated kerb or toe guard extending for at least 300 mm above the floor.	Not applicable
Guardrails for seating areas: cross-overs <i>NSW I4D42</i> <i>(NSW H101.14.3)</i>	A guardrail provided along the front edge of a cross-over on a stepped floor— a) must be at least 750 mm high; and b) must extend the full distance between aisles, or between a wall and an aisle, or for such other distance as considered necessary.	Not applicable
Dressing rooms <i>NSW I4D43</i> <i>(NSW H101.15)</i>	A dressing room or two or more adjoining dressing rooms, having a total floor area of more than 50 m ² , must— a) be separated from other parts of the building by construction having an FRL of not less than 60/60/60; and b) have at least 2 means of egress as remote from each other as possible, one of which must discharge— i) directly to a road or open space; or ii) through a fire-isolated exit to a road or open space.	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
Storerooms NSW I4D44 (NSW H101.16)	A storeroom must be separated from other parts of the building by construction having an FRL of not less than 60/60/60.	Not applicable
Projection suites: Application NSW I4D45 (NSW H101.17)	(1) NSW I4D45 to NSW I4D48 apply to projection suites. (2) A projection suite must be provided in an entertainment venue intended to be used for the showing of films.	Not applicable
Projection suites: rooms to be provided NSW I4D46 (NSW H101.17.1)	A projection suite in accordance with the staffing requirements of Schedule 72 of the Environmental Planning and Assessment Regulation 2021 must contain either— a) a projection room and sanitary accommodation comprising at least 1 closet pan and 1 washbasin, where the projection suite is continually staffed; or b) a projection room fitted with the following equipment— i. an automatic fire suppression system in accordance with SSL Appraisal Specification FAS 102 or a sprinkler system complying with AS 2118; and ii. a smoke detection system which will— A. comply with AS 1670.1; and B. be connected to a fire station or other approved monitoring service where arrangements are in place to initiate fire brigade response; and C. close down all shutters fitted to projection or observation ports; and D. activate sufficient general lighting to provide a minimum of 40 lux measured at floor level in any auditorium affected; and E. operate a public address system to automatically announce a suitable message from the management of the premises; and F. activate an audible alarm to immediately indicate to management the presence of smoke in the projection room.	Not applicable
Projection suites: fire separation NSW I4D47 (NSW H101.17.2)	A projection suite must be separated from all other internal parts of the building in which it is located by construction having an FRL of not less than 60/60/60.	Not applicable
Projection suites: concession for	If a projection or observation port is not more than 0.1 m ² in area— a) a metal shutter not less than 1.5 mm thick may be fitted thereto instead of the protection required under NSW C4D12; and	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
protection of some openings NSW I4D48 (NSW H101.17.3)	b) any metal shutter or protection system must be equipped with a device to permit the closing of the shutter or the protection system from easily accessible operating positions adjacent to each egress doorway from the projection room.	
Basement storeys NSW I4D49 (NSW H101.18)	Where an entertainment venue includes not more than 2 basement storeys— a) all required exits from the basement must be enclosed in non-combustible construction, with the exception of the main entry or exit; and b) any auditorium and other public areas in the basement must be equipped with an air-handling system that complies with AS 1668.2.	Not applicable
Basement storeys: more than two NSW I4D50 (NSW H101.18.1)	If the entertainment venue includes more than 2 basement storeys— a) the construction must be of at least Type B; and b) all required exits from the basement must be enclosed in a fire-resisting shaft having an FRL as required by the relevant Type of construction; and c) the building must be equipped with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.	Not applicable
Electric mains installation: main switchboard NSW I4D51 (NSW H101.19.1)	The switchboard containing the main isolation switch must— a) be located in a position that is readily accessible to authorised persons, and to the fire brigade in the case of an emergency; and b) be enclosed by construction having an FRL of not less than 60/60/60.	Not applicable
Electric mains installation: circuit protection NSW I4D52 (NSW H101.19.2)	Protection of the final sub-circuit originating at a switchboard or distribution board must be by means of circuit breakers.	Not applicable
Electric mains installation: separate sub-mains NSW I4D53 (NSW H101.19.3)	Where an entertainment venue has its mains supply in common with that of another building or where it is a part of a building— a) the entertainment venue must be served by a separate and independent sub-main from the main switchboard; and b) each sub-main, the consumer's main and the supply authority's conductors within the building must be protected against fire by means of— i) mineral-insulated metal-sheathed cables or other cables that provide at least 2 hours' fire protection; or ii) heavy-duty PVC conduit or metallic pipe, concrete encased in walls or slabs with a minimum of 50 mm cover; or	Not applicable



Section I – Special use buildings		
Clause	Assessment Comments	Status
	iii) heavy-duty PVC conduit or metallic pipe, buried at least 500 mm below ground level, for underground cabling.	
Lighting: lighting switches NSW I4D54 (NSW H101.20.1)	(1) Any switch controlling the lighting system must not be accessible. (2) Where, during normal use, general lighting may be dimmed or switched off, an override switch to switch on all of the general lighting instantaneously must be installed in the auditorium in a position accessible to management.	Not applicable
Lighting: lighting levels NSW I4D55 (NSW H101.20.2)	Where the lamps utilised in the general lighting are of a type that will not relight immediately after the restoration of the primary electricity supply to those lamps— a) a time delay or other suitable means must be provided to maintain the emergency lighting for a period not less than that necessary to allow the general lighting lamps to restrike; or b) lamps of a type that will provide immediate lighting must be installed and— i) arranged in such a manner as to ensure visual conditions not inferior to those required to be provided by the emergency lighting; and ii) capable of being switched in common with the general lighting and of being controlled also by the override switch required by NSW I4D54(2).	Not applicable
Lighting: provision of aisle lighting NSW I4D56 (NSW H101.20.3)	Where general lighting is to be either dimmed or extinguished when the public is in attendance and where the floor is stepped or at an inclination greater than 1 in 12, aisle lights must be provided to illuminate the length of each aisle and the tread of each step therein.	Not applicable
Lighting: aisle lighting power supply NSW I4D57 (NSW H101.20.4)	Where an aisle light is installed in a seat frame, it must be supplied at a voltage of not more than 32 volts AC or 115 volts DC	Not applicable
Lighting: aisle lighting alternative lighting supply NSW I4D58 (NSW H101.20.5)	Aisle lighting must be provided with an alternative electricity supply that— g) is capable of being automatically energised in the event of failure of the primary lighting electricity supply; and h) complies with the provisions applying to emergency lighting.	Not applicable



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Clause	Assessment Comments	Status
Automatic smoke-and-heat vents for stages <i>NSW I4D59</i> <i>(NSW H101.22)</i>	An automatic smoke-and-heat vent system required by NSW E2D16(c) for stages and back stages must— a) be capable of automatic operation by the inclusion of a heat sensing device designed to activate the system at a temperature of not more than 71°C; and b) be capable of being released manually from positions at either side of the stage and of being fully activated from either position; and c) have a notice, prominently displayed at each position referred to in (b), clearly indicating the method of activation; and d) have an openable area of not less than 10 percent of the total area of the stage.	Not applicable
Solid fuel burning stoves and open fire places <i>NSW I4D60</i> <i>(NSW H101.23)</i>	Solid fuel burning stoves and open fire places must not be installed in premises designed for the purpose of— a) exhibiting films; or b) conducting live theatre productions.	Not applicable
Fuel gas cylinders: general <i>NSW I4D61</i> <i>(NSW H101.24.1)</i>	Fuel gas cylinders must— a) be housed in an enclosure that is located outside the building; and b) comply with the ventilation requirements of AS/NZS 1596.	Not applicable
Fuel gas cylinders: enclosures <i>NSW I4D62</i> <i>(NSW H101.24.2)</i>	An enclosure referred to in NSW I4D61— a) must be located not less than 3 m from any window, door, vent or other opening; and b) if located 3 m or more from a building must— i. have a concrete base; and ii. be constructed from heavy-gauge chain-wire mesh or other suitable material; and iii. be at least 1.8 m high; and iv. be so designed as to securely contain the gas cylinders in a single line; and v. be so designed as to allow cross ventilation; and c) if located less than 3 m from a building must— i. have a concrete base; and ii. have 3 sides constructed from concrete or masonry; and iii. have a concrete roof; and iv. be so designed as to securely contain the gas cylinders in a single line; and v. have a hinged, heavy-gauge chain-wire door capable of being secured against unauthorised entry; and vi. have its roof at least 600 mm above the uppermost fitting of any fuel gas cylinder housed therein.	Not applicable



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Clause	Assessment Comments	Status
NSW Part I5 Temporary structures		
Application of Part <i>NSW I5D1</i> (<i>NSW H102.1</i>)	This Part applies to temporary structures used as entertainment venues.	Not applicable
Exits — exclusions <i>NSW I5D2</i> (<i>NSW H102.2</i>)	In this Part, a reference to an entrance or exit does not include a reference to an entrance or exit provided for persons or animals performing in a temporary structure.	Not applicable
Location of exits <i>NSW I5D3</i> (<i>NSW H102.3</i>)	Exits must be so provided and arranged as to afford a ready means of egress from all parts of a temporary structure.	Not applicable
Exits to be provided <i>NSW I5D4</i> (<i>NSW H102.4</i>)	Without limiting the generality of NSW I5D3— a) the number of exits to be provided for a temporary structure designed to accommodate a number of persons specified in Column 1 of NSW Table I5D4 must be not less than the number of exits specified in Column 2 of that Table in respect of that number of persons; and b) the aggregate width of the exits to a temporary structure designed to accommodate a number of persons specified in Column 1 of NSW Table I5D4 must be not less than the width specified in Column 3 of that Table in respect of that number of persons.	Not applicable
Vertical clearance for exits <i>NSW I5D5</i> (<i>NSW H102.5</i>)	Every part of an entrance or exit must provide a minimum unobstructed height of 2000 mm and, where the entrance or exit is beneath a stepped seating platform, infilled risers or other approved overhead protection must be provided above the entrance or exit.	Not applicable
Curtains across exits <i>NSW I5D6</i> (<i>NSW H102.6</i>)	A flap or curtain used to cover an exit must be so designed that, when it is secured, it will not obstruct or impede egress.	Not applicable
Curtains and blinds <i>NSW I5D7</i> (<i>NSW H102.7</i>)	Curtains and blinds for use in a temporary structure must comply with	Not applicable



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Clause	Assessment Comments	Status
Fabrics <i>NSW I5D8</i> <i>(NSW H102.8)</i>	Fabric that is used in the construction of a temporary structure must have— c) a Flammability Index of not more than 6 where used— i) within a height of 4 m from the base of the temporary structure; or ii) in an air-supported temporary structure without other supporting framework; and d) a Flammability Index of not more than 25 in any other case.	Not applicable
Guardrails <i>NSW I5D9</i> <i>(NSW H102.9)</i>	(1) A rigid guardrail must be provided at each end of a stepped or inclined platform, at least 750 mm high above the floor of the platform, and must extend— a) in the case of a stepped platform, from the front of the first riser; and b) in the case of an inclined platform, from the front of the first row of seating, to the back of the highest platform and along the rear of that platform for its full width. (2) A rigid guardrail must not obstruct any aisle, cross-over or exit.	Not applicable
Seating <i>NSW I5D10</i> <i>(NSW H102.10)</i>	Seating must be provided in accordance with NSW I4D18, NSW I4D19, NSW I4D20(b), NSW I4D22(a) and (c), NSW I4D23(a) and NSW I4D25(a), (b), (c) and (d).	Not applicable
Sanitary accommodation <i>NSW I5D11</i> <i>(NSW H102.11)</i>	Suitable sanitary accommodation must be provided at a location convenient to the temporary structure.	Not applicable
Projection suites <i>NSW I5D12</i> <i>(NSW H102.12)</i>	Any projection suite must comply with NSW I4D47 and NSW I4D48.	Not applicable
Fireplaces and heating <i>NSW I5D13</i> <i>(NSW H102.13)</i>	No fireplace or other form of heating equipment may be installed in a temporary structure, without the consent of the approval authority	Not applicable
Electrical services <i>NSW I5D14</i> <i>(NSW H102.14)</i>	Electrical services connected to the local supply authority's mains, to a generating plant or to a battery supply must comply with— e) the requirements of the local supply authority; and f) AS 3002; and g) where applicable, AS/NZS 3000; and h) NSW I4D51(a) and NSW I4D53(a).	Not applicable



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Clause	Assessment Comments	Status
Artificial lighting: general NSW I5D15 (NSW H102.15)	Artificial lighting must be provided, and must comply with NSW I4D54 and NSW I4D55.	Not applicable
Emergency lighting NSW I5D16 (NSW H102.16)	Emergency lighting must be provided to the areas provided with artificial lighting under NSW I5D15 and must include a sufficient number of lamps to give a minimum illumination of 0.2 lux at floor level.	Not applicable
Emergency lighting power supply NSW I5D17 (NSW H102.17)	Where emergency lighting is provided, the capacity of the battery and charging system must be sufficient to provide the illumination required by NSW I5D16 for— i) 30 minutes, in respect of a temporary structure designed to accommodate not more than 1000 persons; and j) 60 minutes, in respect of a temporary structure designed to accommodate more than 1000 persons.	Not applicable
Exit signs NSW I5D18 (NSW H102.18)	Exit signs must be provided above all exits and in such other locations as may be required by NSW E4D6 and must comply with E4D5 and E4D8.	Not applicable
Fire-fighting services NSW I5D19 (NSW H102.19)	(1) Fire-fighting services and appliances must be so provided as to afford adequate protection and must be so located as the approving authority, on the advice of the Commissioner of Fire and Rescue NSW, may require. (2) Where required by the approving authority, the fire-fighting services and appliances must comply with Part E1.	Not applicable
NSW Part I6 Drive-in theatres		
Application of Part NSW I6D1 (NSW H103.1)	This Part applies to drive-in theatres.	Not applicable
Speaker standards NSW I6D2 (NSW H103.2)	Speaker standards must— k) be placed at a minimum of 5.5 m centres in a line along each parking ramp; and l) be capable of being illuminated throughout any performance so as to be easily distinguishable at all times.	Not applicable
Lines of speaker standards	Lines of speaker standards along parking ramps must be placed at a distance of not less than 12.2 m apart.	Not applicable



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Clause	Assessment Comments	Status
NSW I6D13 (NSW H103.2.1)		
Electrical services NSW I6D14 (NSW H103.3)	The following electrical services must be installed underground— f) the supply authority's conductors within the site and the consumer's mains, unless otherwise approved; and g) electrical wiring external to any building on the site; and h) all wiring to the speaker standards.	Not applicable
Vehicular entrances NSW I6D15 (NSW H103.4)	Each public vehicular entrance to or exit from the drive-in theatre must be capable of being fully illuminated by flood lights that are so placed and so focussed as not to interfere with the vision of the driver of any motor vehicle.	Not applicable
Lighting NSW I6D16 (NSW H103.5)	(1) Driveways — Entrance and exit driveways, and the perimeter of the holding area, must be capable of being continuously illuminated by lamps capable of producing a minimum illumination of 0.5 lux at ground level. (2) Ramp areas — The whole of the ramp area of a drive-in theatre must be capable of being floodlit by means of area flood lights to an illumination of at least 10 lux.	Not applicable

Section J – Energy Efficiency – BY OTHERS

Clause	Assessment Comments	Status
Energy efficiency		
General	This part of the NCC is to be carried out by others.	Note



3.0 FIRE SAFETY MEASURES

System	BCA Clause & Australian Standard
Automatic fail-safe devices	BCA D3D26
Automatic Smoke Detection and Alarms systems	BCA E2D3, Specification 20, AS 1670.1-2018,
Automatic Suppression System (sprinklers)	BCA E1D14, AS2118.1-2017 or AS2118.4-2012 or FPAA101D-2018, FPAA101H-2018.
Emergency Lighting	BCA E4D4, E4D8, AS/NZS 2293.1-2018
Exit Signs	BCA E4D5, AS/NZS 2293.1-2018
Fire Doors	BCA C4D7, Specification 12, AS 1905.1-2015, AS1905.2-2005, AS1735.11-1986
Fire Hose Reels Systems	BCA E1D3, AS 2441-2005
Fire Hydrants Systems	BCA E1D2, AS 2419.1-2021
Fire seals protecting openings in fire-resisting components of the building	BCA C4D15, AS1530, AS4072.1-2005
Lightweight Construction	BCA C2D9
Portable Fire Extinguishers	BCA E1D14, AS 2444-2001
Warning and operational signs	BCA D3D28



4.0 APPENDIX A – FRL TABLES

TYPE A CONSTRUCTION – FRL OF BUILDING ELEMENTS

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



5.0 APPENDIX C – DRAWINGS ASSESSED

The following list of drawings were reviewed as part of this report;

DWG #	REV #	TITLE OF DRAWING
A-01	E	TITLE
A-02	E	SURVEY
A-03	E	GENERAL NOTES
A-04	E	SITE PLAN
A-05	E	GROUND FLOOR PLAN
A-06	E	FIRST FLOOR PLAN
A-07	E	SECOND LEVEL FLOOR PLAN
A-08	E	ROOF TOP TERRACE PLAN
A-09	E	ELEVATIONS
A-10	E	ELEVATIONS
A-11	E	3D CONCEPT
A-12	E	SHADOW DIAGRAMS
A-13	E	SHADOW DIAGRAMS
A-14	E	SHADOW DIAGRAMS



6.0 APPENDIX D – GLOSSARY OF TERMS

The following is the NCC Assessment “Status” explanations.

Status	Detail
Received	This item has been received and is satisfactory.
Outstanding	The information has not been provided and is required prior to issuing a certificate.
Not Applicable	This item is not relevant to this project.
Complies	The design meets the deemed-to-satisfy provisions of the relevant clause of the BCA.
Does Not Comply	The design does not meet the deemed-to-satisfy provisions of the relevant clause of the BCA and requires action to be taken.
Capable of compliance	Insufficient details have been provided at this stage but compliance could be achieved.
Note	For information only but to be incorporated into the scheme.
Further Information Required	Information is required prior to issuing the Construction Certificate or Occupation Certificate.
Performance Solution Required	Items do not meet the relevant performance provisions but may be addressed as a Performance Solution.
Existing	This clause is noted as being an existing feature and is not being affected in this project.



Effective height

Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).

Exit

Exit means—

Any, or any combination of the following if they provide egress to a road or open space—

- a) An internal or external stairway.
- b) A ramp.
- c) A fire-isolated passageway.
- d) A doorway opening to a road or open space.

A horizontal exit or a fire-isolated passageway leading to a horizontal exit.

Fire compartment

Fire compartment means—

the total space of a building; or when referred to in—

- a) the Performance Requirements — any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or
- b) the Deemed-to-Satisfy Provisions — any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the Deemed-to Satisfy Provisions of the relevant Part.

Fire-resistance level (FRL)

Fire-resistance level (FRL) means the grading periods in minutes determined in accordance with Specification A2.3, for the following criteria—

- a) structural adequacy; and
- b) integrity; and
- c) insulation,

and expressed in that order.

Note: A dash means that there is no requirement for that criterion. For example, 90/–/– means there is no requirement for an FRL for integrity and insulation, and –/–/– means there is no requirement for an FRL.

Fire-source feature

Fire-source feature means—

- a) the far boundary of a road, river, lake or the like adjoining the allotment; or
- b) a side or rear boundary of the allotment; or
- c) an external wall of another building on the allotment which is not a Class 10 building.