BUILDING CODE OF AUSTRALIA (BCA) ASSESSMENT REPORT

AS PREPARED BY

ADVANCED BUILDING CERTIFIERS

ABN 81 758 058 502

Anthony Hans **AMAIBS**
ACCREDITED CERTIFIER & PCA (BUILDING)
ACCREDITED BUILDING SURVEYOR
FIRE TECHNOLOGY ADVANCED CERTIFICATE

Property:	104 Mittagong Road, Bowral Local Government Area—Wingecarribee Shire Council
Date of Report:	20th October 2020

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ASSESSMENT REPORT

Property: **104 Mittagong Road, Bowral**
Description: **Semi detached single storey dwelling with a detached carport at the rear of the dwelling**
Date of Inspection: 19th October 2020

1.0 Introduction

The owner of the property, Stacy Bramble, has instructed Anthony Hans of Advanced Building Certifiers to provide an expert opinion and advise of any non-compliances under the provisions of the National Construction Code (NCC-Building Code of Australia 2019).

2.0 Scope of Report

The opinion provided is confined solely to the question of whether the construction of the building is in compliance with the National Construction Code, Building Code of Australia 2019.

3.0 NCC Building Classification

The National Construction Code Volumes 1 and 2 classifies the building as a Class 1a dwelling and class 10a detached carport under the Building Code of Australia.

4.0 Form of Construction

Footings: reinforced concrete strip footings to perimeter walls with a dwarf brick wall around the perimeter up to floor level.
External walls: Timber frame with western red cedar weatherboards
Internal walls: Timber frame lined with timber lining boards
Windows: Timber double hung
Roof: Part pitched part skillion at the rear with a timber roof frame covered with zincalume metal sheet covering and sarking under.

5.0 Structure

5.1 Footings

There is no apparent movement to the building. It is a fair assumption that the footings are structurally adequate.

5.2 Framing
Sub-floor framing and wall framing appear to be adequate. The floor seems to be in good condition and the walls appear to be in good condition. Roof framing appears to be adequate in accordance with the Building Code and Australian Standard 1684 Timber Framing Code.

5.3 Actions by stormwater
The stormwater from roof water downpipes are directed to a grated stormwater pit, the pit is significantly blocked *Remedial – clean out the stormwater pit and ensure that the stormwater is freely draining (refer to picture 3 attached).*
Roof gutter of detached carport has partly collapsed *Remedial – properly support roof gutter (refer to picture 4 attached).*

5.4 Termite actions
There is no termite protection system to the subfloor framing, it is recommended that a termite protection system be installed to protect the structural timbers of the building (refer to picture 9 & 10 attached)

5.5 Sub-floor Ventilation
There is subfloor ventilation to the perimeter external walls generally complying with the Building Code, however there is a significant amount of debris in the subfloor which will need to be removed (*refer to pictures 5, 6, 7& 8 attached) – It is recommended that the debris be removed*

6.0 Damp and Weatherproofing

6.1 External
Weather proofing of wall openings to windows and doors and flashings appear to be adequate. The flashings of the chimney are damaged. *Remedial - repair the flashings to ensure that the chimney is weather proof (refer to picture 1 attached).* Some of the weatherboards have fungal decay which may allow the entry of moisture into the building *Remedial – replace damaged weatherboards refer to picture 11 attached.*

6.2 Internal waterproofing of wet areas
Waterproofing is unable to be determined due to the wet areas of the bathroom being covered over by tiling.

7.0 Health & Amenity

7.1 Facilities
There are kitchen facilities and bathing and laundry facilities within the dwelling which are adequate.

7.2 Light & Ventilation
Light and ventilation of the building is in compliance with the Building Code of Australia.

7.3 Room Height

Room heights comply with the Building Code of Australia.

8.0 Safe Movement and Access

Front entry landing, front veranda and side veranda are more then 1m above ground level, there is a balustrade less then 1m above deck level and has openings of more then 120mm. *It is recommended to comply with the Building Code that a balustrade be installed at least 1m in height having openings in the balustrade of no more then 120mm (refer to picture 2 attached).*

8.1 Access and Egress

The front entry steps from the street footpath should be reformed for safe access in compliance with the Building Code (r*efer to picture 12 attached).*

9.0 Fire Safety

9.1 Smoke Alarms

There is a working smoke alarm outside the bedrooms in compliance with the Building Code.

9.2 Fire separating wall

The brick fire separating wall between the attached dwellings has an opening in the subfloor which would allow a fire to move between the attached dwellings in the subfloor area. *It is recommended that the opening be closed with brickwork to prevent the passage of fire – (refer to picture10 attached).*

Any floor framing or timbers or service cables passing through the brick fire separating wall (including the roof space) must be protected with a proprietary fire protection system.

10.0 Energy Efficiency

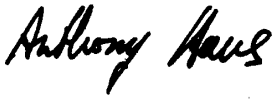
The roof has sarking under the roof sheets other than that, there is no real energy efficiency within the building including the envelope of the building.

11.0 Conclusion

The attached dwelling generally complies with the Building Code requirements with the exception of the issues identified in the above report. It is recommended that the below listed items should be rectified in order to comply with the National Construction Code Building Code of Australia.

1. There is an electrical conduit service going through fire separating wall, this service has to be protected at the wall penetration and the gap around the service needs to be filled with fire protective material.
2. The gable end framing abutting the fire separating wall needs to be fire protected.
3. Repair the flashings to ensure that the chimney is weather proof.

4. It is recommended to comply with the Building Code that a balustrade be installed at least 1m in height having openings in the balustrade of no more than 120mm to front entry landing, front verandah and side verandah.
5. Clean out the stormwater pit and ensure that the stormwater is freely draining.
6. Properly support roof gutter on detached carport.
7. There is a significant amount of debris in the subfloor which will need to be removed
8. There is no termite protection system to the subfloor framing, it is recommended that a termite protection system be installed to protect the structural timbers of the building
9. It is recommended that the opening in the fire separating wall be closed with brickwork to prevent the passage of fire.
10. Any floor framing or timbers or service cables passing through the brick fire separating wall must (including roof space) be protected with a proprietary fire protection system.
11. Some of the weatherboards have fungal decay which may allow the entry of moisture into the building – repair or replace affected weatherboards.
12. The front entry steps from the street footpath should be reformed for safe access in compliance with the Building Code.



Anthony Hans, AMAIBS
Accredited Certifier, Building Surveyor
& Principal Certifying Authority (Building)

Qualifications

- Accredited Certifier and Principal Certifying Authority (Building), NSW Government Building Professionals Board No. BPB 0164
- Building Surveyor – National Accreditation No. 6255
- Fire Technology Advanced Certificate, Institute of Technology, Sydney NSW
- Associate Diploma in Applied Science Health and Building Conversion Course, Institute of Technology, Sydney NSW

Experience

Practicing Building Surveyor 1979 to 2020.

References

- Australian Building Codes Board. National Construction Code- Building Code of Australia (BCA 2019) Class 1 and 10a buildings Volume 2.
- Relevant Australian Standards

1. Repair the flashings to ensure that the chimney is weather-proof

2. Balustrade should be installed at least 1m in height having openings in the balustrade of no more than 120mm

3. Clean out the stormwater pit and ensure that the stormwater is freely draining

4. Properly support roof gutter of detached carport.

5.Significant amount of debris in the subfloor which will need to be removed

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8. Significant amount of debris in the subfloor which will need to be removed

9.There is no termite protection system to the subfloor framing, it is recommended that a termite protection system be installed to protect the structural timbers of the building

10. It is recommended that the opening be closed with brickwork to prevent the passage of fire.

11. Some of the weatherboards have fungal decay which may allow the entry of moisture into the building

12. The front entry steps from the street footpath should be reformed for safe access in compliance with the Building Code.