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Date: **16 August 2018**

To: **Kennedy Associates** Attn: **Faraneh Jabalameli**

From: **Belinda Hyde**

Re: **Preliminary NCC Review – 33 Collins Street, Kiama** Revision: **1**

We have reviewed the architectural floor plans for the Kiama Senior Residential Housing project against the provisions of BCA 2016 Amt 1 and provide a high-level report.

BCA ASSESSMENT

Sections A, B & C – Classification & Fire Resistance		Status
1.	<p>The building is described as follows:</p> <ul style="list-style-type: none"> a. It contains the following classes at this stage <ul style="list-style-type: none"> i. Class 2 Residential ii. Class 5 Office iii. Class 7a Carpark iv. Class 7b Storage (to be less than 10% or will required 4hr FRL separation) v. Class 9b Gym b. It has a Rise in Storeys of 4 c. It has a total of 6 storeys d. It requires Type A construction. e. Climate Zone 5 f. The development is a United Building due to the common basement. 	Note
2.	<p>The following elements must be non-combustible;</p> <ul style="list-style-type: none"> 1. External walls & Common walls 2. Flooring & floor framing of lift pits 3. Non-loadbearing internal walls where they are required to be fire-resisting. <p>NOTE: ancillary elements (EG as awning and some signage) must be non-combustible where it is attached to a wall required to be non-combustible.</p>	Capable of Compliance
3.	<p>The following areas will need to be fire separated;</p> <ul style="list-style-type: none"> 1. Gym 2. Workshop, gardeners, services rooms 3. Commercial area 4. Substation 5. Storage areas if more than 10% of the floor area 	Capable of Compliance
4.	<p>Building E has openings within 3m of the boundary that will need protection.</p>	Capable of Compliance

5.	Bounding construction will be required to internal corridors. E.G. the Bin room on Level 00 near the gym will need to have a fire door.	Capable of Compliance
6.	Refer to the appendix for required FRLs for each classification.	Note
Section D – Access & Egress		Status
7.	The basement has been provided with 2 exits.	Complies
8.	Travel distances & distances between exits complies.	Complies
9.	<p>Level 00 & 01</p> <p>Discharge of Exits must provide a clear path of travel to road & open space. Signage may be required in some areas to ensure it is clear.</p> <p>If the path to a road (from a fire isolated exit) is within 6m of the building and there is an opening, the opening will require protection up to 3m above.</p>	Capable of Compliance
10.	The podium levels that have a storey below will be considered as roof as open space and therefore will require a 2hr FRL.	Capable of Compliance
11.	Disability Access to the Communal room will be required from all areas. There is a lift on Level 01 that sits between levels in the communal open space area that may not give access to the communal rooms.	Capable of Compliance
12.	<p>Note the following general requirements:</p> <ul style="list-style-type: none"> • Doors are to be a minimum of 850mm clear of obstructions. For swing doors, this typically requires a 920mm door to allow for the width of the door and door stop. • Lifts to have: Handrails, controls and lighting to AS1735.12; audible information identifying level, emergency hands free communication. • The force to open a door with a door closer should not exceed 20 N (to open, swing or hold the door open). • Door control / handles. For example, the end of the handle should be turned 20mm to prevent a hand slipping off. • Increased door circulation spaces. • Switches and controls (including light switches) to be located at a height between 900mm-1100mm. • Restrictions on carpet pile heights and backings – i.e. pile height or thickness not to exceed 11mm and backing thickness not to exceed 4mm. This effectively prevents the use of underlays. • Requirements for 30% luminance contrast between door leaves, walls, architraves etc. Area of luminance contrast (for example architraves) should be minimum 50mm. • Increases in the circulation spaces for WC pans (300mm each dimension). This increases the minimum size of rooms for PWD facilities. <p>The above is just a highlight of the requirements under the BCA and AS1428.1. The relevant members of the design team and installers should understand the detailed requirements when specifying door hardware, doors, switches. Specifications and drawings should demonstrate compliance with the relevant access provisions - anything not shown on the plans will need to be checked during inspections.</p>	Capable of Compliance
Section E – Services & Equipment		Status
13.	<p>The building requires the following fire safety systems:</p> <ol style="list-style-type: none"> a. Hydrants/Booster b. Hose Reels (non-residential areas) c. Sprinklers (carpark) d. Pressurisation (Fire Isolated Corridor greater than 60m) e. Smoke Detection & Alarm System f. Extinguishers g. FIP h. Emergency lighting and Exit signs. 	Capable of Compliance
Section J –Energy Efficiency		Status
14.	Part J & BASIX will be required.	Capable of Compliance

Regards



Belinda Hyde
State Manager NSW/Senior Building Certifier
Certis NSW Pty Ltd

APPENDIX – FIRE RESISTANCE LEVELS – TYPE A CONSTRUCTION

Building element	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For loadbearing parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 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-loadbearing 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> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For loadbearing columns	90/-/-	120/-/-	180/-/-	240/-/-
For non-loadbearing columns	-/-/-	-/-/-	-/-/-	-/-/-
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair shafts—				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
<i>Non-loadbearing</i>	-/ 90/ 90	-/120/120	-/120/120	-/120/120
Bounding public corridors, public lobbies and the like—				
<i>Loadbearing</i>	90/90/90	120/-/-	180/-/-	240/-/-
<i>Non-loadbearing</i>	-/ 60/ 60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units—				
<i>Loadbearing</i>	90/90/90	120/-/-	180/-/-	240/-/-
<i>Non-loadbearing</i>	-/ 60/ 60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like shafts 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
<i>Non-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
ROOFS	90/ 60/ 30	120/ 60/ 30	180/ 60/ 30	240/ 90/ 60