



3/66 Maryborough Street Fyshwick ACT 2609

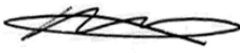
www.capitalcertifiers.com.au

info@capitalcertifiers.com.au

PH: (02) 6280 7142

BCA Compliance Commentary

Queanbeyan Palerang Regional Council HOSH
Crawford Street, Queanbeyan, NSW

| Revision | Date of Report | Report Prepared By |
|------------|------------------|--|
| Revision 2 | 18 December 2019 |  Michael Sorensen Principal Building Surveyor Capital Certifiers Pty Ltd |

Limitation of Scope

This report provides a high level review of the current design documents referenced below. Not all Building Code of Australia Deemed-to-Satisfy provisions have been commented on. Those provisions not detailed are either not considered to be relevant to the building, are external to the scope of the report or there is insufficient information to comment on them. Where necessary details have not been provided or are not available, audit comments may not have been made.

Part A: Project Summary

| Reference Material |
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| Architectural Plans by Cox Architecture labelled 'DA Issue' dated 10 December 2019 |
| BCA 2019 and referenced Australian Standards |

| Building Characteristics | |
|-------------------------------|---|
| Building Use | Office, Smart Work Hub, Council Shopfront, Library, Basement Car Parking, Bike Store |
| BCA Classification(s): | 5, 7a, 9b |
| Rise in Storeys: | Seven (assuming top storey is all plant room) |
| Effective Height: | 23.23m (based on current levels shown on plans and assuming top storey is all plant room) |
| Type of Construction: | Type A |

| Fire Safety Systems Required – Office Building |
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| Type A Construction |
| Fire Hydrants |
| Fire Hose Reels (excluding Class 5 office areas) |
| Fire Sprinklers (throughout the building) |
| Portable Fire Extinguishers |
| Automatic Smoke Detection and Alarm System |
| Building Occupant Warning System |
| Automatic Smoke Exhaust System (Refer to BCA Compliance Commentary below) |
| Stretcher Facility in Lifts |
| Emergency Lighting |
| Exit Signs |

Part B: BCA Compliance Commentary

| Section C – Fire Resistance | | |
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| Item | BCA/AS Clause | Comment |
| | BCA Spec C1.1 | The building requires Type A fire resisting construction for a Class 5, 7a & 9b building. Structural engineer is required to confirm that building structural elements have the required FRL in accordance with Specification C1.1 of the BCA. |
| | BCA Clause C1.9 | Materials used as the external wall of the building must be deemed non-combustible, including the façade covering, framing and insulation. |
| | BCA Clause C2.6 | Vertical separation of openings in external walls (spandrels) will not be required as it is understood the building will be sprinkler protected throughout. |
| | BCA Clause C2.7 & C3.3 | The new office building must be fire separated from the existing Bicentennial Hall and The Q with a fire wall complying with BCA Clause C2.7. Separation of external walls and associated openings in separate fire compartments must comply with BCA Clause C3.3. |
| | BCA Clause C2.13 | The main switchboard located within the building must be separated from any other part of the building by construction having an FRL of not less than 120/120/120 if it sustains emergency equipment operating in emergency mode. |
| | BCA Clause C3.2 | Any openings in the external wall of the building within 3m of the realigned allotment boundary adjacent to the heritage fire station must be protected. |
| | BCA Spec C1.1 | The glazing bounding the fire-isolated stairs on the office levels does not achieve a minimum FRL of 120/120/120 and is not concrete or masonry. |

| Section D – Access and Egress | | |
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| Item | BCA/AS Clause | Comment |
| | BCA Clause D1.3 | The scissor stairs located in the building core are required to be fire isolated. |

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| | BCA Clause D1.4 | <p>Distance of travel to a point of choice between alternative exits exceeds 20m from the store in the basement level.</p> <p>Distance of travel to the nearest of alternative exits exceeds 40m from the store in the basement level.</p> <p>Distance of travel to the nearest of alternative exits exceeds 40m from the south-western corner in the basement level.</p> <p>Distance of travel to a point of choice between alternative exits exceeds 20m on Levels 1 & 2 from the north-eastern and south-eastern office areas.</p> <p>Distance of travel to a point of choice between alternative exits exceeds 20m on Level 3 from the roof garden and north-eastern office area.</p> <p>Distance of travel to a point of choice between alternative exits exceeds 20m on Level 4 from the north-eastern office area.</p> <p>Distance of travel to a single exit exceeds 20m from the rooftop plant room.</p> |
| | BCA Clause D1.6 | <p>The mezzanine level has approx. 3.5m egress width which accommodates up to 380 occupants on that storey.</p> <p>Level 3 has 2m of egress width which accommodates up to 200 occupants. There are 60 occupants in the office area, which allows for up to 140 occupants on the roof garden.</p> |
| | BCA Clause D1.7 | <p>The discharge of the fire-isolated stairs at ground floor requires passing within 6m of openings in the external wall of the same building. These openings must be protected in accordance with Clause C3.4 of the BCA.</p> |
| | BCA Clause D1.9 | <p>The open stair connecting ground floor and the mezzanine is a required non-fire isolated stair.</p> |
| | BCA Clause D1.10 | <p>The discharge point of alternative exits must be located as far apart as practical.</p> |
| | BCA Clause D1.12 | <p>The open stair connecting levels 1 and 2 is a non-required stairway and is not counted as an exit.</p> |
| | BCA Clause 2.20 | <p>The external swinging door from the Smart Hub on ground floor must swing in the direction of egress.</p> |
| | BCA Clause D2.21 | <p>The doors to the fire isolated stairs on the mezzanine level must be fitted with panic bars as the Class 9b part (library) accommodates more than 100 persons.</p> |

| Part D3 – Access for People with a Disability | | |
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| Item | BCA/AS Clause | Comment |
| | BCA Clause D3.1 | Access for people with disabilities must be provided to and within all areas of the building used by the occupants. |
| | BCA Clause D3.2 | An accessway must be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances including the principal pedestrian entrance. |
| | BCA Clause D3.5 | Accessible carparking spaces must be provided in the basement carpark and be located as close as possible to the passenger lifts. |

| Section E – Services and Equipment | | |
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| Item | BCA/AS Clause | Comment |
| | BCA Clause E1.3 | <p>The building must be provided with a fire hydrant system complying with AS2419.1.</p> <p>The location of the Fire Brigade Booster Assembly does not comply with Clause 7.3 of AS2419.1 as it is not within sight of the main entrance to the building.</p> |
| | BCA Clause E1.4 | The building must be provided with fire hose reel coverage, excluding Class 5 office areas. Fire hose reels must be installed in accordance with AS2441. |
| | BCA Clause E1.5 | It is understood that the building will be fitted with a fire sprinkler system throughout the entire building. |
| | BCA Clause E1.6 | The building must be provided with portable fire extinguishers. |
| | BCA Clause E2.2 | <p>The building must be provided with an automatic smoke detection and alarm system. The system must activate a building occupant warning system that sounds through all occupied areas.</p> <p>The Class 9b library on the mezzanine level requires a smoke exhaust system to be installed throughout the fire compartment. Currently ground floor and the mezzanine level are one fire compartment over 2000m2. To avoid the requirement for a smoke exhaust system either the library is to be a separate fire compartment from the remainder of the mezzanine level, or ground floor is to be a separate fire compartment from the mezzanine level.</p> |

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| | BCA Clause E3.2 | A least one passenger lift serving each storey must be provided with a stretcher facility. A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level. |
| | BCA Clause E4.2 & E4.4 | Emergency lighting complying with AS 2293.1 must be provided throughout the building. |
| | BCA Clause E4.5 & E4.8 | Exit signs complying with AS 2293.1 must be provided throughout the building. |

| Section G – Ancillary Provisions | | |
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| Item | BCA/AS Clause | Comment |
| | BCA Part G6 | The roof garden must comply with the provisions of BCA Part G6 for occupiable outdoor areas. |

| Section J – Energy Efficiency | | |
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| Item | BCA/AS Clause | Comment |
| | | From 1 May 2019 to 30 April 2020 Section J of BCA 2016 Volume One Amendment 1 may apply instead of Section J of BCA 2019. From 1 May 2020 Section J of BCA 2019 applies. |

END OF REPORT