

1.0 Executive Summary

The purpose of this report is to assess the compliance of the existing warehouse refinery located at 68 Victoria Street, Smithfield, with the current building standards, National Construction Code also known as the Building Code of Australia 2022 (BCA). The report aims to identify areas of non-compliance and provide recommendations to address them, with particular focus on immediate attention requirements and those relevant to potential major refurbishments (typically triggered by alterations exceeding 50% of the original building volume) prior to Development Application for the change of use been lodged to Council.

Non-compliances with the BCA are assigned priority ratings based on factors such as perceived hazard level, legal obligations to rectify the non-compliance, and considerations for risk mitigation. Where applicable, recommendations for rectification works are provided.

Table 1 (below) summarises the items of interest at this stage of the review, including variations to the DTS Provisions of the BCA. The summary below is not an exhaustive list of all non-compliances for the development. The report in its entirety needs to be reviewed by the design team to obtain an understanding of all BCA related matters.

The following items listed in the table below are required to be clarified to confirm the design complies with the BCA:

Item	Matter / Issue	Resolution	Performance Requirement	Clause	Assessment Method
Identified Compliance Issues					
1.	Unprotected openings on external wall located closer than 3m from eastern fire source feature (boundary)	Protection of openings on external walls is required (i. e. windows on levels 1 and 2)	C1P8	C4D3	Address as a Performance Solution
2.	Absence of fire wall separation between building classifications 5 (office) and 8 (warehouse)	Pursue a Fire Engineering Performance Solution.	C1P1, C1P2, C1P4	C3D9	Address as a Performance Solution. Our strategy is to have a 2 hour fire rated wall will be required between office and warehouse. Sprinklers will also be required.
3.	Unprotected main switchboard in lieu of installed within a 2 hrs fire rated enclosure.	Provide a 2 hrs FRL enclosure to the main switchboard.	C1P9, C1P6	C3D14	Rectify to comply with BCA
4.	Critical: Non-fire isolated stairs interconnecting 3 storeys in lieu of fire-isolated stairs.	- Provide fire isolated stairs discharging outside the building, or - Pursue a Fire Engineering Performance Solution.	D1P4, D1P5, D1P6, E2P2	D2D4, D2D12	If sprinklers are provided, then stair connecting 3 storey complies with BCA
5.	Absence of exit gate at entry driveway forming part of the egress path.	Provide a compliant exit gate unlocked from the side of the person seeking egress.	D1P4	D2D10	Rectify to comply with BCA
6.	Absence of non-combustible enclosures and smoke sealed to	Provide non-combustible enclosures, metal backing on doors, and smoke seals to relevant services.	D1P2, D1P6, E2P2	D3D8	Rectify to comply with BCA

	services i. e. comms, electrical, etc				
7.	Presence of steps and thresholds at doorways in lieu of level door landings	<ul style="list-style-type: none"> Provide level door landings on both sides of doorways, or Pursue an Ergonomic Performance Solution. 	D1P2, D1P6	D3D16	Rectify to comply with BCA
8.	Barriers with excessive openings on balustrades and stairs (over 125mm gaps)	Rectify balustrades serving falls over 1m closing excessive gaps and maintaining 1m height min.	D1P3	D3D17, D3D18, D3D19	Rectify to comply with BCA
9.	Doorways swinging inwards in lieu of in the direction of egress (outwards)	<ul style="list-style-type: none"> Re-swing nominated exit doorways, or Pursue a Fire Engineering Performance Solution. 	D1P2, D1P4, D1P6	D3D25	Address as a Performance Solution
10.	Door hardware not provided with unlocked handles that activate with a single downward push	Replace door hardware throughout	D1P2, D1P4, D1P6	D3D26	Rectify to comply with BCA
11.	Critical: Insufficient smoke hazard management	Provide one of the following smoke hazard managements. Fire Services Engineer to advise. <ul style="list-style-type: none"> Stair pressurisation system, or Zone pressurisation system, or Smoke detection and alarm system, or Sprinkler system 	E2P2	E2D3	Rectify to comply with BCA. Installation of sprinklers will satisfy this requirement.
12.	General clean up	Suitable egress paths and access to fire services must be provided, thus a general clean up is necessary.	--	Part E, D2D15	Rectify to comply with BCA
Further Information Required					
A.	Fire rating levels (FRL)	Structural Engineer to determine existing FRL's of the building and Architect to prepare a color coded FRL drawings for review	--	Part C	Structural Engineer & Architect to provide drawings
B.	Consolidation of allotments	Boundary between lot 9 & 10 is a fire source-feature to the building, thus required to be removed prior to Occupation Certificate.	--	N/A	Owner to consolidate lots to avoid further compliance issue
C.	Architectural drawings	Provide architectural drawings of the upper levels for general assessment	--	N/A	Architect to provide drawings
D.	Fire services coverage	Fire Services Engineer to assess and ensure coverage / compliance is achievable	--	Part E	Hydraulic engineer to provide drawings
E.	Smoke hazard management coverage	Fire Services Engineer to assess and ensure coverage / compliance is achievable	--	Part E	Electrical engineer to provide drawings
F.	Equitable Access for people with disabilities	Access Consultant to assess and ensure suitability for people with disabilities	--	Part D4, Clauses E3D8, F4D5	Access Consultant to assess for compliance
G.	Fire hydrant system	Ensure fire hydrant pipes do not cross the eastern boundary.	--	E1D2	Hydraulic engineer to review and advise

		Currently unclear. Architect to advise.			
H.	Stair geometry	Ensure stair geometry (i. e. goings and risers) serving the office comply with Table D3D14. To be rectified where necessary.	--	D3D14	Architect to review and advise
I.	Number of toilets	Include toilet fixtures in the drawings for quantification	--	F4D4	Architect to review and advise
J.	Section J	ESD Consultant to assess and ensure compliance	--	Section J	Energy Consultant to review and advise
K.	Fire Engineering	Accredited (C10) Fire Engineer to advise if Performance Solutions are feasible	--	Various	Fire Engineer to be engaged
Overall Building Compliance					
I.	Building Regulations	Poor / Fair / Good	--	--	--
II.	Equitable Access	Poor / Fair / Good	--	--	--
II.	Essential Fire Safety Measures	Poor / Fair / Good	--	--	--

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