



Building Code of Australia Compliance Report



For: Shree Swaminarayan Temple

Premises: 33 Nelson Road Nelson

Reference No: P-08-054

Dated: 11th February 2009

AMENDMENT SCHEDULE

Version	Date	Description	
A	22-11-08	BCA report for client review	
		Checked by	Prepared By
			
			Tom Miskovich
Version	Date	Description	
B	11-2-09	Final BCA report	
		Checked by	Prepared By
			
			Tom Miskovich

Report exclusions;

- The supply and installation of utility services, including sanitary plumbing and drainage, electricity supply, telecommunications, etc;
- The need to obtain Development Consent under the Environmental Planning & Assessment Act for the proposed works;
- Matters regulated by the Work Cover Authority;
- Disability Discrimination Act 1992.
- The structural adequacy or design of the building.
- The inherent derived fire resistance rating of any building element (unless specifically referred to).
- The design basis and/or operating capabilities of any existing electrical, mechanical or hydraulic services.

SUMMARY

Tom Miskovich & Associates Pty Ltd have been engaged to assess documentation as described in Section 8 of this report to determine compliance with the provisions of the Building Code of Australia 2008 (BCA) for the proposed development at 33 Nelson Road Nelson.

We are satisfied that subject to the following matters being addressed, the proposed works can satisfy the relevant provisions of the BCA:

1. Plan modifications:
 - (a) The class 4 portion being provided with:
 - i. Laundry facilities (refer to section 5.3 of this report);

2. Construction certificate documentation to address BCA matters identified by this report, including
 - (a) Fire hazard indices complying with specification C1.10 (refer to section 2.1 of this report);
 - (b) Doors leading sole occupancy unit complying with clause C3.11 (refer to section 2.2 of this report);
 - (c) Service penetrations through fire rated elements complying with clause C3.15 (refer to section 2.3 of this report);
 - (d) FRL's complying with table 3 for type B construction (refer to section 2.4 of this report);
 - (e) Specification to confirm access egress requirements in relation to; minimum dimensions of stairs, stair construction, balustrade construction, handrails, latching mechanisms, and signage (refer to sections 3.2 through to 3.4 of this report);
 - (f) Provide access and facilities for disabled person in accordance with AS1428.1 and BCA (refer to sections 3.8 through to 3.12 of this report);
 - (g) Water proofing to comply with clause F1.7 (refer to section 5.1 of this report);
 - (h) Confirmation that the energy efficiency requirements of Part J of the BCA will be met (refer to section 6 of this report).

3. Construction certificate documentation to include design statements from the following consultants:
 - (a) Structural engineer to confirm compliance with the BCA (including fire resistance levels specified) and referenced Australian Standards (refer to section 2.4 of this report).;
 - (b) Hydraulic engineer to confirm the hydrant, fire hose reel, and sprinkler system will comply with the BCA and referenced Australian Standards (refer to section 4.1, 4.2 of this report);
 - (c) Mechanical engineer to confirm mechanical ventilation system will comply with the BCA and referenced Australian Standards (refer to section 5.3, and 5.7 of this report);
 - (d) Electrical engineer to confirm that the emergency lighting, exit sign, and smoke hazard management system will comply with BCA and referenced Australian Standards (refer to section 4.4, 4.5, 4.8, 4.9 of this report)

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BUILDING CODE OF AUSTRALIA ASSESSMENT

1.0 – Building Location and Description

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1.0 - Building Location

33 Nelson Road Nelson

1.1 – Building Description

Use/Classification	<ul style="list-style-type: none">• Ground Floor – Class 9b (place of worship)• 1st floor – Class 4, 5, 9b
Rise in Storeys	Two (2)
Gross Floor Areas (approx)	Ground Floor Approximately 1029 m ² 1 st floor Approximately 265 m ² Total Approximately 1294 m ²
Volume Limitations	Volumes do not exceed the minimum specified by table C2.2 of the BCA.
Type of Construction (BCA)	B
Effective Height	Effective height = less than 12m

BUILDING CODE OF AUSTRALIA ASSESSMENT

2.0 – Fire Resistance

2.0 Fire Resistance

2.1 – Fire Hazard Properties – Clause C1.10

BCA requirement:

Materials and assemblies within the building must have fire hazard properties complying with—

- (i) for floor materials, floor coverings, wall and ceiling lining materials, Specification C1.10a; and
- (ii) for other materials, Specification C1.10.

Proposal:

No information has been provided in this regard.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification.

2.2 – Bounding construction of sole occupancy units – Clause C3.11

BCA Requirement:

Doorways providing access from a 'Sole Occupancy Unit' or any other room to a corridor or the like, or another room that is not within a sole occupancy unit, must be at least a tight fitting, self closing, solid core door not less than 35mm thick.

Proposal:

Details have not been provided at this stage.

Compliance with BCA:

Compliance can be achieved if applicable – to be assessed at construction certificate stage.

2.3 - Openings for service installations – Clause C3.15

BCA Requirement:

Where an electrical, electronic, plumbing, mechanical ventilation or other service penetrates a building element that is required to have a FRL then it must be protected in accordance with the provisions of specification C3.15 of the BCA, eg. Use of fire collars, fire pillows, fire sealant or other approved material/construction.

Proposal:

Details not provided

Compliance with BCA:

Compliance can be achieved – to be confirmed in building specification

BUILDING CODE OF AUSTRALIA ASSESSMENT

2.0 – Fire Resistance

2.4 – Type B Construction – FRL of building elements

Building element	Class of building—FRL: (in minutes)	
	<u>Structural adequacy/Integrity/Insulation</u>	
	4 (residential)	5 (office) and 9b 9 place of worship)
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any <u>fire-source feature</u> to which it is exposed is—		
For <u>loadbearing</u> parts—		
less than 1.5 m	90/ 90/ 90	120/120/120
1.5 to less than 3 m	90/ 60/ 30	120/ 90/ 60
3 to less than 9 m	90/ 30/ 30	120/ 30/ 30
9 to less than 18 m	90/ 30/ -	120/ 30/ -
18 m or more	- / - / -	- / - / -
For non- <u>loadbearing</u> parts—		
less than 1.5 m	- / 90/ 90	- /120/120
1.5 to less than 3 m	- / 60/ 30	- / 90/ 60
3 m or more	- / - / -	- / - / -
EXTERNAL COLUMN not incorporated in an <u>external wall</u> , where the distance from any <u>fire-source feature</u> to which it is exposed is—		
less than 3 m	90/ - / -	120/ - / -
3 m or more	- / - / -	- / - / -
COMMON WALLS and FIRE WALLS—	90/ 90 / 90	120/120/120
INTERNAL WALLS—		
<u>Fire-resisting</u> lift and stair <u>shafts</u> —		
<u>Loadbearing</u>	90/ 90/ 90	120/120/120
<u>Fire-resisting</u> stair <u>shafts</u>		
Non- <u>loadbearing</u>	- / 90/ 90	- /120/120
Bounding <u>public corridors</u> , public lobbies and the like—		
<u>Loadbearing</u>	60/ 60/ 60	120/ - / -
Non- <u>loadbearing</u>	- / 60/ 60	- / - / -
Between or bounding <u>sole-occupancy units</u> —		
<u>Loadbearing</u>	60/ 60/ 60	120/ - / -
Non- <u>loadbearing</u>	- / 60/ 60	- / - / -
OTHER LOADBEARING INTERNAL WALLS and COLUMNS—		
	60/ - / -	120/ - / -
ROOFS	- / - / -	- / - / -

BUILDING CODE OF AUSTRALIA ASSESSMENT 2.0 – Fire Resistance

Proposal:

No information has been provided in this regard.

Compliance with BCA:

Compliance can be achieved – structural engineer to certify design satisfies FRL's of Table 3, Specification C1.1

BUILDING CODE OF AUSTRALIA ASSESSMENT

3.0 - Access & Egress

3.0 – Access and Egress

3.1 – Dimensions of exits and paths of travel – Clause D1.6 & Width of stairways Clause D2.9

BCA Requirement:

A minimum dimension of 1 m must be maintained for a path of travel.

Proposal:

Internal stair appears to be less than 1000mm in width.

Compliance with BCA:

Compliance achievable subject to plans confirming stairways will be at least 1m wide, measured clear of handrails at Construction Certificate stage.

3.2 – Treads and risers – Clause D2.13

BCA Requirement:

Treads and risers in all stairs must meet specified criteria relating to the configuration of going and risers, provision of non slip finish or non skid strip to the edge of the nosing. Such must comply with the details specified in clause D2.13 of the BCA.

Proposal:

Details not provided

Compliance with BCA:

Specification to confirm compliance

3.3 – Balustrades and other barriers – Clause D2.16

BCA Requirement:

Balustrades to landings and stairs should be at least 1 m in height (875 mm above nosing to stairs) and any openings within it should not permit a 125 mm sphere to pass. Where the floors are more than 4 m above surface beneath then there should not be any horizontal elements between 150 mm and 760 mm above floor level.

Proposal:

Details not provided

Compliance with BCA:

Specification to confirm compliance

3.4 – Handrails – Clause D2.17

BCA Requirement:

Each stair should be provided with at least one (1) handrail

Proposal:

Details not provided

Compliance with BCA:

Specification to confirm compliance

BUILDING CODE OF AUSTRALIA ASSESSMENT

3.0 - Access & Egress

3.5 – Swinging doors – Clause D2.20

BCA Requirement:

A swinging door serving as a required exit must swing in the direction of egress unless it serves an area no more than 200 m² and is the only exit from that portion or it serves a sanitary compartment or airlock.

A swinging door in a required exit or forming part of a required exit 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-
 - (A) stairway; or
 - (B) ramp; or
 - (C) 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

Provisions are not applicable to internal part of residential units.

Proposal:

All exit doors are shown to swing against the direction of egress.

Compliance with BCA:

Compliance can be achieved – to be confirmed in building specification

3.6 – Operation of latch – Clause D2.21

BCA Requirement:

Doors serving as a required exit, ie. leading from the building, must be provided with hardware that will open the door without recourse to a key from the side that faces a person seeking egress, by a single handed downward action.

Provisions are not applicable to internal part of residential units.

Proposal:

Details not provided

Compliance with BCA:

Specification to confirm compliance

BUILDING CODE OF AUSTRALIA ASSESSMENT

3.0 - Access & Egress

3.7 – General building access requirements – Clause D3.2 (& Sanitary facilities Clause F2.3)

BCA Requirement:

Access is required from the carpark level to the commercial section and also from the street entry into the main entry (ground floor).

It is noted that the local consent authority may require additional compliances in this regard which exceed the minimum BCA requirements as detailed under the provisions of this clause.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable however, can be confirmed at construction certificate stage.

3.8 – Parts of a building to be accessible – Clause D3.3

BCA Requirement:

- (a) In a building or part of a building [required](#) by [Table D3.2](#) to be [accessible](#)—
- (i) access must be provided—
- (A) to any [sanitary compartment required](#) for the use of people with disabilities; and
- (B) to areas normally used by the occupants, excluding any plantroom, commercial kitchen, cleaners' store room, maintenance accessway, rigging loft, or the like; and
- (ii) where access is [required](#) to the entrance floor but not to other levels and a passenger lift is not installed, at least one [required](#) ramp must have handrails complying with Clause 5.3(e) of [AS 1428.1](#) or at least one [required](#) stairway must comply with Clause 9 of [AS 1428.1](#); and
- (A) *****
- (B) *****
- (iii) every passenger lift must comply with [E3.6](#).
- (b) A path of travel [required](#) to be [accessible](#) must not include a stairway, turnstile, revolving door, escalator or other impediment which would prevent a person in a wheelchair using it.
- (c) Access, finishes and fittings, including passageways, ramps, step ramps or kerb ramps, signs, doorways and other parts of the building [required](#) by this Part must comply with the provisions of [AS 1428.1](#).

Situation on site:

The proposed disabled persons WC needs to be access externally. The intent is to have the same access as an able bodied person. Accordingly access should be provided from within the building.

Compliance with BCA:

Compliance achievable however, can be confirmed at construction certificate stage.

BUILDING CODE OF AUSTRALIA ASSESSMENT

3.0 - Access & Egress

3.9 – Identification of accessible facilities, services and features – Clause D3.6

BCA Requirement:

To assist persons with disabilities to locate facilities statutory signage must be provided to each sanitary facility and lift entrance.

Proposal:

Details not provided

Compliance with BCA:

Compliance achievable, subject to confirmation at construction certificate stage.

3.10 – Hearing Augmentation – Clause D3.7

BCA Requirement:

In a Class 9b building, any screen or scoreboard capable of displaying public announcements, must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

Proposal:

Details not provided

Compliance with BCA:

Compliance achievable, subject confirmation at construction certificate stage.

3.11 – Tactile Indicators – Clause D3.8

BCA Requirement:

For a building required to be accessible, tactile ground surface indicators (Type B indicators in accordance with AS 1428.4) must be provided to warn people with a vision impairment that they are approaching—

(i) if used by the public—

(A) a stairway; and

(B) an escalator; and

(C) a travelator; and

(D) a ramp other than a step ramp and kerb ramp; and

(ii) in the absence of a suitable barrier—

(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and

(B) a path of travel meeting a vehicular way adjacent to a principal public entrance to a building, if there is no kerb or kerb ramp at that point.

Proposal:

Details not provided

Compliance with BCA:

Compliance achievable, subject confirmation at construction certificate stage.

BUILDING CODE OF AUSTRALIA ASSESSMENT

4.0 – Services & Equipment

4.0 – Services & Equipment

4.1 – Fire hydrant system – Clause E1.3

BCA Requirement:

Any building with a floor area greater than 500m² needs to be serviced by a hydrant system complying with AS 2419.1.

Proposal:

Details not provided

Compliance with BCA:

Compliance can be achieved – hydraulic consultant to confirm design will comply

4.2 – Fire hose reel system – Clause E1.4

BCA Requirement:

A fire hose reel system complying with AS 2441 must be provided to:

- Serve a building where internal hydrants are installed, or
- Where internal hydrants are not installed, to serve any fire compartment greater than 500m² in floor area (for residential buildings, sole occupancy units are considered to be a fire compartment); and
- Hose reels must be located within 4m of an exit

Proposal:

Details not provided.

Compliance with BCA:

Compliance can be achieved - hydraulic consultant to amend design to ensure compliance

4.3 – Portable Fire Extinguishers – Clause E1.6

BCA Requirement:

General provisions - Class 2 to 9 (except within sole occupancy units of a Class 2 or 3 building or Class 4 part or sole-occupancy units in a Class 9c aged care building):

- To cover Class AE or E fire risks associated with emergency services switchboards (ie: one which sustains emergency equipment operating in the emergency mode).

Proposal:

Details not provided

Compliance with BCA:

Compliance can be achieved, details can be provided a construction certificate stage.

BUILDING CODE OF AUSTRALIA ASSESSMENT

4.0 – Services & Equipment

4.4 – Smoke hazard management – Table E2.2b

BCA Requirement:

Automatic shutdown:

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 11 of [AS/NZS 1668.1](#)) which does not form part of the smoke hazard management system, on the activation of—

- a) smoke detectors installed complying with [Clause 5 of Specification E2.2a](#); and
- b) any other installed fire detection and alarm system, including a sprinkler system complying with [Specification E1.5](#).

If the proposed indoor sports stadium will result in seating for more than 1000 spectator seating (combined) than with of the following is to be provided;

- a) an *automatic* smoke detection and alarm system complying with [Specification E2.2a](#); or
- b) a sprinkler system complying with [Specification E1.5](#).

Proposal:

Details not provided.

Compliance with BCA:

Compliance can be achieved - relevant consultant to confirm design to ensure compliance.

4.5 – Smoke hazard management – Table E2.2a & Table E2.2b

BCA Requirement:

Residential portion (class 4) – To be provided with an automatic smoke detection and alarm system complying with specification E2.2a.

Proposal:

Details not provided (subject also to review of plans for the proposed retail portion of the development).

Compliance with BCA:

Compliance can be achieved – relevant consultant to confirm design to ensure compliance.

4.6 – Warning against using use of lifts in fire - Clause E3.3

BCA Requirement:

To warn persons against using a lift in the case of fire statutory signage must be provided in the accordance with the provision of this clause.

Proposal:

Details not provided

Compliance with BCA:

Compliance achievable and can be addressed at construction certificate stage.

BUILDING CODE OF AUSTRALIA ASSESSMENT

4.0 – Services & Equipment

4.7 – Facilities for people with disabilities – Clause E3.6

BCA Requirement:

To assist persons with disabilities when utilising the lift facilities, the lift must be provided with;

- a. Handrail in accordance with AS1735.12,
- b. Minimum internal floor dimension complying with AS1735.12,
- c. Minimum clear opening complying with AS1735.12,
- d. Series of door opening sensory devices complying with the terms of this clause.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable and can be addressed at construction certificate stage.

However given the existence of the Disability Discrimination Act, and Councils Access DCP it is recommended that an Access consultant be engaged to further comment on the design in relation to access for people with disabilities.

4.8 – Emergency Lighting – Clause E4.2

BCA Requirement:

Emergency lighting is required to the carpark in accordance with AS/NZS 2293.1.

Proposal:

Emergency lighting shown to carpark level

Compliance with BCA:

Specification to confirm compliance with E4.2 & AS/NZS 2293.1

4.9 – Exit signage – Clause E4.6

BCA Requirement:

Exit & directional exit signs is required to the carpark in accordance with AS/NZS 2293.1.

Proposal:

Exit signs shown to carpark level

Compliance with BCA:

Specification to confirm compliance with E4.6 & AS/NZS 2293.1

BUILDING CODE OF AUSTRALIA ASSESSMENT

5.0 - Health & Amenity

5.0 Health & Amenity

5.1 – Water proofing of wet areas – Clause F1.7

BCA requirement:

Water proofing within the building must comply with AS 3740.

Proposal:

Details not provided

Compliance with BCA:

Specification to confirm compliance

5.2 – Provision of floor wastes – Clause F1.11

BCA requirement:

The floor of each bathroom and laundry located at any level above a sole occupancy unit must be graded to permit drainage to a floor waste.

Proposal:

Detail not provided.

Compliance with BCA:

Specification to confirm compliance

5.3 – Facilities in residential buildings – Table F2.1

BCA Requirement:

- The class 4 sole occupancy unit to be provided with:
 - a kitchen sink and facilities for the preparation and cooking of food; and
 - a bath or shower; and
 - a closet pan and washbasin
 - Clothes washing facilities, comprising at least one washtub and space for a washing machine; and clothes drying facilities

Proposal:

The sole occupancy unit has not been provided with laundry facilities.

Compliance with BCA:

Does not comply, however compliance is achievable subject to redesign.

BUILDING CODE OF AUSTRALIA ASSESSMENT

5.0 - Health & Amenity

5.4 – Ventilation of rooms – Clause F4.5

BCA requirement:

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 [F4.6](#); or
- (b) a mechanical ventilation or air-conditioning system complying with [AS 1668.2](#) and [AS/NZS 3666.1](#).

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

5.5 – Kitchen local exhaust ventilation – Clause F4.12

BCA requirement:

A commercial kitchen must be provided with a kitchen exhaust hood complying with [AS/NZS 1668.1](#) and [AS 1668.2](#) where—

- (a) any cooking apparatus has—
 - (i) a total maximum electrical power input exceeding 8 kW; or
 - (ii) a total gas power input exceeding 29 MJ/h; or
- (b) the total maximum power input to more than one apparatus exceeds—
 - (i) 0.5 kW electrical power; or
 - (ii) 1.8 MJ gas,
per m² of [floor area](#) of the room or enclosure.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

Class 4

6.0 Energy Efficiency (class 4)

6.1 – Building

Fabric –

Application of part

- NSW Clause J1.1

BCA requirement:

The *Deemed-to-Satisfy Provisions* of this Part (J1) only apply to thermal insulation in a Class 2 building or Class 4 part of a building where a development consent, complying development certificate, or an environmental planning instrument specifies that the insulation is to be provided as part of the development.

6.2 – Insulation –

NSW Clause J1.2

BCA requirement:

- (a) All insulation must—
 - (i) comply with:
 - (A) AS/NZS4859.1; or
 - (B) AS 2464.3 for loose fill insulation; or
 - (C) AS 2464.5 where a heat flow meter is used to determine the thermal transmission properties; or
 - (D) AS 2464.6 where a guarded hot plate is used to determine the thermal transmission properties; and
 - (ii) be installed so that it forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
- (b) Bulk insulation must be installed so that—
 - (i) it maintains its position and thickness; and
 - (ii) it abuts other bulk insulation or building members to ensure there are no voids in the envelope, other than around a domestic service or fitting where insulation may affect their safe or effective operation; and
 - (iii) where there is no bulk insulation or *reflective insulation* in a wall, ceiling insulation overlaps the wall member by not less than 50mm.

Proposal:

No details provided.

Compliance with BCA:

May not be applicable – See J1.1 above

6.3 – Building

Sealing –

Application of part

- NSW Clause J2.1

BCA requirement:

The *Deemed-to-Satisfy Provisions* of this Part (J2) apply to a Class 2 building and a Class 4 part of a building, but exclude the following:

- (a) parts of those buildings that cannot be fully enclosed; and
- (b) a building *ventilation opening* that is necessary for the safe operation of a gas appliance.

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

6.4 – External windows & doors– - NSW Clause J2.4

BCA requirement:

- (a) A seal to restrict air infiltration must be fitted to each edge of an external door, openable external window and other such opening—
 - (i) when serving a *conditioned space*; or
 - (ii) in climate zones 4, 6, 7 and 8 when serving a *habitable room* (ie: Outside Sydney, Wollongong & Coastal areas north).
- (b) The requirements of (a) do not apply to the following:
 - (i) A window complying with AS 2047.
 - (ii) A glazed assembly exempt from compliance with AS 2047 under F1.13
- (c) A seal *required* by (a) may be a foam or rubber compressible strip, fibrous seal or the like.

Proposal:

Plans do not indicate whether the apartments are to be air-conditioned. If air-conditioning is envisaged by future occupiers, design should allow for compliance.

Compliance with BCA:

Compliance achievable subject to construction certificate specification confirming:

- Windows will comply with AS2047; and
- Doors will be provided with seals

6.5 – Exhaust fans - NSW Clause J2.5

BCA requirement:

- An exhaust fan must be fitted with a sealing device such as a self-closing damper, filter or the like when serving—
- (i) a *conditioned space*; or
 - (ii) a *habitable room* in climate zones 4, 6, 7 and 8 (ie: Outside Sydney, Wollongong & Coastal areas north).

Proposal:

Plans do not indicate whether the apartments are to be air-conditioned. If air-conditioning is envisaged by future occupiers, design should allow for compliance.

Compliance with BCA:

Compliance achievable subject to construction certificate specification confirming exhaust fan will be fitted with a self-closing damper, filter or the like.

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

6.6 – Construction of roofs, walls and floors - NSW Clause J2.6

BCA requirement:

- (a) Roofs, *external walls*, external floors and any opening such as a window, door or the like in the external fabric must be constructed to minimise air leakage in accordance with (b) when forming part of the external fabric of—
 - (i) when serving a *conditioned space*; or
 - (ii) a *habitable room* in climate zones 4, 6, 7 and 8 (ie: Outside Sydney, Wollongong & Coastal areas north).
- (b) Construction *required* by (a) must be:
 - (i) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or
 - (ii) sealed by caulking, skirting, architraves, cornices or the like.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable, subject to confirmation at Construction Certificate stage.

6.7 – Services - Application of part - NSW Clause J3

BCA requirement:

The *Deemed-to-Satisfy Provisions* of this Part (J3) apply to a Class 2 building and a Class 4 part of a building.

6.8 – Hot water supply system - NSW Clause J3.2

BCA requirement:

A hot water supply system must be designed and installed in accordance with Section 8 of AS/NZS 3500.4.

Proposal:

Details not provided.

Compliance with BCA:

Compliance can be achieved – to be confirmed in building specification

6.9 – Air-conditioning ductwork - NSW Clause J3.3

BCA requirement:

An *air-conditioning* unit or system must have any ductwork insulated and sealed in accordance with NSW Specification J3.4.

Proposal:

Plans do not indicate whether the apartments are to be air-conditioned.

Compliance with BCA:

Compliance can be achieved – to be confirmed in building specification if applicable.

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

6.10 – Heating and cooling water system piping - NSW Clause J3.4

BCA requirement:

- (a) Systems that provide heating water or cooling water for *air-conditioning* must have any piping insulated in accordance with NSW Specification J3.4, except that cold water supply piping and pressure relief piping need only be insulated within 500 mm of the connection to the heating or cooling system.
- (b) The requirements of (a) do not apply to *piping* providing heating and cooling water if it is—
 - (i) located within the space being heated where the *piping* is to provide the heating to that space; or
 - (ii) encased within a concrete floor slab which is part of a floor heating system.

Proposal:

Plans do not indicate whether the apartments are to be air-conditioned, although it is not envisaged these provisions will apply to individual packaged systems.

Compliance with BCA:

Compliance can be achieved – to be confirmed in building specification if applicable.

CLASS 3 TO 9

6.11- Energy Efficiency – Class 9b and 5

Part J1 – Building Fabric

6.12 – Insulation – *BCA requirement:* - Clause J1.2

- (a) All insulation must—
 - (i) comply with:
 - (A) AS/NZS4859.1; or
 - (B) AS 2464.3 for loose fill insulation; or
 - (C) AS 2464.5 where a heat flow meter is used to determine the thermal transmission properties; or
 - (D) AS 2464.6 where a guarded hot plate is used to determine the thermal transmission properties; and
 - (ii) be installed so that it forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
- (b) Bulk insulation must be installed so that—
 - (i) it maintains its position and thickness; and
 - (ii) it abuts other bulk insulation or building members to ensure there are no voids in the envelope, other than around a domestic service or fitting where insulation may affect their safe or effective operation; and
 - (iii) where there is no bulk insulation or *reflective insulation* in a wall, ceiling insulation overlaps the wall member by not less than 50mm.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.13 – Roof and ceiling construction -- Clause J1.3

BCA requirement:

Roof or ceiling that is part of the *envelope* must achieve the *Total R-Value* specified in [Table J1.3](#) for the direction of heat flow.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

6.14 – Walls -- Clause J1.5

BCA requirement:

Each part of an *external wall* that is part of the *envelope* must satisfy one of the options in [Table J1.5a](#) or [Table J1.5b](#) except as specified in the terms of this clause.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.15 – Floors – Clause J1.6

BCA requirement:

Proposed floors are to achieve the Total R value as detailed in the terms of this clause and table J1.6.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

Part J2 - Glazing

6.16 – External windows & doors – - Clause J2.4

BCA requirement:

- (a) The glazing in each storey of a building and facing each orientation must be assessed separately in accordance with (b) and (c).
- (b) The aggregate air-conditioning energy value attributable to the glazing must not exceed the allowance obtained by multiplying the facade area of the orientation by the energy index in Table J2.4a.
- (c) The aggregate air-conditioning energy value must be calculated by adding the air-conditioning energy value through each glazing element in accordance with the following formula
- (d) For the purposes of (c), where the air-conditioning energy value of a glazing element is calculated to be negative, it must be taken to be zero.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.16 – Shading - Clause J2.5

BCA requirement:

Where shading is required to comply with J2.3 or J2.4, it must—

- (a) be provided by an external permanent projection, such as a verandah, balcony, fixed canopy, eaves or shading hood, which—
 - (i) extends horizontally on both sides of the glazing for the same projection distance P in Figure J2.4; or
 - (ii) provides the equivalent shading to (i) with a reveal or the like; or
- (b) be provided by an external shading device, such as a shutter, blind, vertical or horizontal building screen with blades, battens or slats, which—
 - (i) is capable of restricting at least 80% of summer solar radiation; and
 - (ii) if adjustable-
 - (A) in a Class 2 or 4 building, is readily operated either manually, mechanically or electronically by the building occupants; or
 - (B) in a Class 3, 5, 6, 7, 8 or 9 building, is operated automatically in response to the level of solar radiation.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – we note that this should be clarified at Development Application stage as it may impact on the external appearance of the building and subsequently avoid a section 96 application at a later date.

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

Part J3 – Building Sealing

6.18 – Windows and doors - Clause J3.4

BCA requirement:

- a) A seal to restrict air infiltration must be fitted to each edge of a door, openable [window](#) or the like forming part of—
 - (i) the [envelope](#) of a [conditioned space](#); or
 - (ii) the external fabric of a [habitable room](#) or public area in [climate zones](#) 4, 6, 7 and 8.
- (b) The requirements of [\(a\)](#) do not apply to—
 - (i) a [window](#) complying with [AS 2047](#); or
 - (ii) a louvre door, louvre [window](#), or other such opening; or
 - (iii) a fire door or smoke door; or
 - (iv) a roller shutter door, roller shutter grille or other security door or device installed only for out-of-hours security.
- (c) A seal [required](#) by [\(a\)](#) may be a foam or rubber compressible strip, fibrous seal or the like.
- (d) A main entrance to a building, if leading to a [conditioned space](#) must have an airlock, [self-closing](#) door, revolving door or the like, other than—
 - (i) where the [conditioned space](#) has a [floor area](#) of not more than 50 m²; or
 - (ii) where a café, restaurant, open front shop or the like has—
 - (A) a 3 m deep un-conditioned zone between the main entrance, including an open front, and the [conditioned space](#); and
 - (B) all other entrances to the café, restaurant, open front shop or the like, have [self-closing](#) doors.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.19 – Exhaust fans - Clause J3.5

BCA requirement:

- A miscellaneous exhaust fan, such as a bathroom or domestic kitchen exhaust fan, must be fitted with a sealing device such as a self-closing damper or the like when serving—
- (a) a [conditioned space](#); or
 - (b) a [habitable room](#) in [climate zones](#) 4, 6, 7 and 8.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

6.20 – Construction of roofs, walls and floors - Clause J3.6

BCA requirement:

- (a) Roofs, walls, floors and any opening such as a [window](#), door or the like must be constructed to minimise air leakage in accordance with [\(b\)](#) when forming part of—
 - (i) the [envelope](#) of a [conditioned space](#); or
 - (ii) the external [fabric](#) of a [habitable room](#) or a public area in [climate zones](#) 4, 6, 7 and 8.
- (b) Construction [required](#) by [\(a\)](#) must be—
 - (i) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or
 - (ii) sealed by caulking, skirting, architraves, cornices or the like.
- (c) The requirements of [\(a\)](#) do not apply to openings, grilles and the like [required](#) for smoke hazard management

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.21 – Evaporative coolers - Clause J3.7

BCA requirement:

- An evaporative cooler must be fitted with a self-closing damper or the like when serving—
- (a) a heated space; or
 - (b) a [habitable room](#) or a public area of a building in [climate zones](#) 4, 6, 7 and 8.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

Part J5 – Air-conditioning and ventilation systems

6.23 – Air-conditioning and ventilation systems - Clause J5.2

BCA requirement:

Any air conditioning unit or system is:

- Capable of being inactivated when the portion of the building is unoccupied;
 - Have ductwork insulated and sealed in accordance with Specification J5.2;
- Be thermostatically controlled and fan motor power ratio in accordance with J5.2

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.24 – Time Switch - Clause J5.3

BCA requirement:

A time switch in accordance with [Specification J6](#) must be provided to control each of the following:

- (a) [Air-conditioning](#) system of more than 10 kW_r.
- (b) Ventilation system with an air flow rate of more than 1000 L/s.
- (c) Heating system of more than 10 kW_{heating}

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.25 – Heating and chilling systems - Clause J5.4

BCA requirement:

- Heating and/or cooling pipes will be installed in accordance with the terms of this clause and NSW Specification J5.4;
- Water pump has a power to water flow ratio in accordance with Table J5.4a;
- Packaged air conditioning plant has an energy efficiency ratio complying with Table J5.4c;
- Refrigerant chiller, air cooled condenser fans and cooling tower to comply with J5.4.
-

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

6.26 –
*Miscellaneous
exhaust systems -
Clause J5.5*

BCA requirement:

- (a) A miscellaneous exhaust system with an air flow rate of more than 1000 L/s, that is associated with equipment having a variable demand such as a stove in a commercial kitchen or a chemical bath in a factory, must—
- (i) have the means for the operator to—
 - (A) reduce the energy used, such as by a variable speed fan, and
 - (B) stop the motor when the system is not needed; and
 - (ii) be designed to minimise the exhausting of conditioned air.
- (b) The requirements of (a) do not apply—
- (i) within a [sole-occupancy unit](#) of a Class 2 or 3 building, Class 4 part of a building or Class 9c [aged care building](#); or
 - (ii) where additional exhaust ventilation is needed to balance the [required](#) outside air for ventilation; or
 - (iii) where air flow must be maintained for safe operation.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

Part J6 – Artificial Lighting and Power

6.27 – Interior artificial lighting - Clause J6.2

BCA requirement:

Artificial lighting—

- (A) the aggregate design illumination power load must not exceed the sum of the allowances obtained by multiplying the area of each space by the maximum [illumination power density](#) in [Table J6.2b](#) and dividing by the [illumination power density](#) adjustment factor in [Table J6.2c](#) where applicable; or
- (B) where the space is a shop of not more than 100 m² [floor area](#), lamps must provide an average artificial [light source efficacy](#) of not less than 40 Lumens/W.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.28 – Interior artificial lighting & power control- Clause J6.3

BCA requirement:

- (a)
- (b)
- (c) An artificial lighting switch must—
 - (i) be located in a visible position—
 - (A) in the room or space being switched; or
 - (B) in an adjacent room or space from where the lighting being switched is visible; and
 - (ii) not operate lighting within an area of more than—
 - (A) 250 m² for a space of not more than 2000 m² [floor area](#); or
 - (B) 1000 m² for a space of more than 2000 m² [floor area](#).
- (d) Artificial lighting in a building or [storey](#) of a building, of more than 250 m² in [floor area](#) must be controlled by—
 - (i) a time switch in accordance with [Specification J6](#); or
 - (ii) an occupant sensing device such as—
 - (A) a security key card reader; or
 - (B) a motion detector in accordance with [Specification J6](#).
- (e) Artificial lighting adjacent to windows in a [storey](#) of a Class 5, 6 or 8 building, of more than 250 m² in [floor area](#) must be switched separately from artificial lighting not adjacent to windows.
- (f)
- (g)

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

6.29 – Interior artificial decorative and display lighting- Clause J6.4

BCA requirement:

- (a) Interior decorative and display lighting, such as for a foyer mural or art display, must be controlled—
 - (i) separately from other artificial lighting; and
 - (ii) by a manual switch for each area other than when the operating times of the displays are the same in a number of areas such as in a museum, art gallery or the like, in which case they may be combined; and
 - (iii) by a time switch in accordance with [Specification J6](#) where the display lighting exceeds 7 kW.
- (b) Window display lighting must be controlled separately from other display lighting.

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

6.30 – Artificial lighting around perimeter of building- Clause J6.5

BCA requirement:

- (a) Artificial lighting around the perimeter of a building, must—
 - (i) be controlled by either a daylight sensor or a time switch in accordance with [Specification J6](#); and
 - (ii) when the total perimeter lighting load exceeds 100 W—
 - (A) have an average [light source efficacy](#) of not less than 60 Lumens/W; or
 - (B) be controlled by a motion detector in accordance with [Specification J6](#); and
 - (iii) when used for decorative purposes, such as facade lighting or signage lighting, have a separate time switch in accordance with [Specification J6](#).
- (b) The requirements of (a)(ii) do not apply to the following:
 - (i) Emergency lighting in accordance with [Part E4](#).
 - (ii) Lighting around a [detention centre](#)

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

*6.40 – Boiling
water and chilled
water storage
units - Clause J6.6*

BCA requirement:

Power supply to a boiling water or chilled water storage unit must be controlled by a time switch in accordance with [Specification J6](#).

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

6.0 – Energy Efficiency

Part J7 – Hot water supply

6.41 – Boiling water and chilled water storage units - Clause J6.6

BCA requirement:

A hot water supply system for food preparation and sanitary purposes, other than a solar hot water supply system in [climate zones](#) 1, 2 and 3, must be designed and installed in accordance with Section 8 of [AS/NZS 3500.4](#).

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

Part J8 – Access for maintenance

6.42 – Access for maintenance – NSW Clause J8.2

BCA requirement:

Access for maintenance must be provided to—

- (a) all [services](#) and their components, including—
 - (i) time switches and motion detectors; and
 - (ii) room temperature thermostats; and
 - (iii) plant thermostats such as on boilers or refrigeration units; and
 - (iv) outside air dampers; and
 - (v) reflectors, lenses and diffusers of light fittings; and
 - (vi) heat transfer equipment; and
- (b) adjustable or motorised shading devices

Proposal:

Details not provided.

Compliance with BCA:

Compliance achievable – to be confirmed in building specification at Construction Certificate stage

BUILDING CODE OF AUSTRALIA ASSESSMENT

7.0 – BCA compliance table

7.0 – BCA compliance table

PART A – GENERAL PROVISIONS			
Clause	Description	Status	Comments
A3.2	Classification of building	9b (place of worship)	
A4.1	United buildings	No	
PART B – STRUCTURE			
Clause	Description	Status	Comments
B1.1	Resistance to actions	Cannot determine	Structural eng. to comment
B1.2	Determination of individual actions	Cannot determine	Structural eng. to comment
B1.3	Loads	Cannot determine	Structural eng. to comment
B1.4	Determination of structural resistance of materials and forms of construction	Cannot determine	Structural eng. to comment
Specification B1.2	Design of building in cyclonic areas	Cannot determine	Structural eng. to comment
PART C – FIRE RESISTANCE			
Clause	Description	Status	Comments
C1.1	Type of construction required	B	
C1.2	Calculation of rise in storeys	2 storeys	
	Effective height	Less than 12m	
C1.3	Buildings of multiple classification	Applies	Class 5, 9b, & 4
C1.4	Mixed types of construction	N/A	
C1.5	Two storey Class 2 or 3 Buildings	N/A	
C1.6	Class 4 parts of buildings	Applies	FRL for class 2 applies
C1.7	Open spectator stands and indoor sports stadiums	N/A	
C1.8	Lightweight construction	N/A	
C1.10	Fire hazard properties	Applies	
C1.11	Performance of external walls in fire	N/A	
C1.12	Non-Combustible materials	N/A	
C2.1	Applicant of Part	Applies	

BUILDING CODE OF AUSTRALIA ASSESSMENT

7.0 – BCA compliance table

C2.2	General floor area & volume limitations	Complies	
	<i>Calculated approx floor area's:</i>	Ground floor 1029m2 1st floor 265m2	
	Total	1294m2	
C2.2	General floor area & volume limitations	Complies	
C2.3	Large isolated buildings	N/A	
C2.4	Requirements for open spaces and vehicular access	N/A	
C2.5	Class 9a and 9c buildings	N/A	
C2.6	Vertical separation of openings in external walls	N/A	Applies only to Type A construction
C2.7	Separation by fire walls	N/A	
C2.8	Separation of classifications in the same storey	N/A	
C2.9	Separation of classifications in the different storey	Applies	Compliance with Spec C1.1
C2.10	Separation of lift shafts	N/A	Connects 2 storeys only
C2.11	Stairways and lifts in one shaft	N/A	
C2.12	Separation of equipment	N/A	
C2.13	Electricity supply system	N/A	
C2.14	Public corridors in Class 2 and 3 buildings	N/A	
C3.1	Application of Part	Applies	
C3.2	Protection of openings in external walls	N/A	Greater than 15m to fire source feature
C3.3	Separation of external walls and associated openings in different fire compartments	N/A	
C3.4	Acceptable methods of protection	N/A	
C3.5	Doorways in fire walls	N/A	
C3.6	Sliding fire doors	N/A	
C3.7	Protection of doorways in horizontal exits	N/A	
C3.8	Openings in fire-isolated exists	N/A	
C3.9	Service penetrations in fire-isolated exits	N/A	
C3.10	Openings in fire-isolated lift shafts	N/A	
C3.11	Bounding construction: Class 2, 3 and 4 buildings	Applies	

BUILDING CODE OF AUSTRALIA ASSESSMENT

7.0 – BCA compliance table

C3.12	Openings in floors and ceilings for services	N/A	
C3.13	Openings in shafts	N/A	
C3.14	This clause was deliberately left blank		
C3.15	Openings for service installations	Applies	Type B for Class 9b requires floor to have minimum FRL 30/30/30
C3.16	Construction joints	Applies	
C3.17	Columns protected with lightweight construction to achieve FRL.	N/A	
Specification C1.1	Fire resisting construction	Applies	
Specification C1.8	Structural test for lightweight construction	N/A	
Specification C1.10	Fire hazard properties – general	Applies	
Specification C1.10a	Fire hazard properties – Floors, Walls and Ceilings	Applies	
Specification C1.11	Performance of external walls in fire	N/A	
Specification C2.5	Smoke proof walls in health –care and aged care buildings	N/A	
Specification C3.4	Fire doors, smoke doors, fire windows, and shutters	N/A	
Specification C3.15	Penetrations of walls, floors and ceilings by services	Applies	
PART D – ACCESS AND EGRESS			
Clause	Description	Status	Comments
D1.1	Application of Part	Applies	
D1.2	Number of exits required	2	
D1.3	When fire-isolated exits are required	N/A	
D1.4	Exit travels distances	Ground - complies; 1st floor – does not comply; 1 st floor - complies	Ground; Exits taken as entry; doors leading from male and female prayer room 1st floor – top tread of stair taken as exit Modified plans received, 2 nd stair provided

BUILDING CODE OF AUSTRALIA ASSESSMENT

7.0 – BCA compliance table

D1.5	Distance between alternative exits	Complies	
D1.6	Dimensions of exists and paths of travel exits	Refer to D1.13 below	
D1.7	Travel via fire-isolated exits	N/A	
D1.8	External stairways or ramps in lieu of fire-isolated exits	N/A	
D1.9	Travel by non fire-isolated stairways or ramps	Complies	
D1.10	Discharge from exists	Complies	
D1.11	Horizontal exits	N/A	
D1.12	Non-required stairways, ramps, or escalators	N/A	
D1.13	Number of persons accommodated approximately		Utilising Table D1.13 Church; @ 1m ² / person; Office; @ 10m ² / person; Library; @ 2m ² / person; Dining; @ 1m ² / person Meeting; @ 2m ² /person (conference room)
	<i>Population approx. calculation;</i>	Area	Population
	Grnd		Req'd exit width (D1.6)
	Male prayer room;	202	205
	Female prayer room;	202	205
	Dining Hall	215	220 (incl kitchen staff)
	1st floor	Various sections	55
			Maximum 625 requires 5000mm
			1000mm
			6m total aggregate
			1000mm
D1.14	Measurement of distance	Applies	
D1.15	Method of measurement	Applies	
D1.16	Plant rooms and lift machine rooms; concession	N/A	
D1.17	Access to lift pits	Applies	
D2.1	Application of Part	Applies	
D2.2	Fire-Isolated stairways and ramps	N/A	
D2.3	Non-fire isolated stairways and ramps	Complies	
D2.4	Separation of rising and descending stair flights	N/A	
D2.5	Open access ramps and balconies	N/A	
D2.6	Smoke lobbies	N/A	
D2.7	Installations in exits and paths of travel	Applies	
D2.8	Enclosure of space under stairs and ramps	N/A	

BUILDING CODE OF AUSTRALIA ASSESSMENT

7.0 – BCA compliance table

D2.9	Width of stairways	Complies	
D2.10	Pedestrian ramps	N/A	
D2.11	Fire-isolated passageways	N/A	
D2.12	Roof as open space	N/A	
D2.13	Goings and Risers	Applies	
D2.14	Landings	Applies	
D2.15	Thresholds	Complies	
D2.16	Balustrades or other barriers	Applies	
D2.17	Handrails	Applies	
D2.18	Fixed platforms, walkways, stairways and ladders	N/A	
D2.19	Doorways and doors	Complies	
D2.20	Swinging doors	Does not comply	
D2.21	Operation of latch	Applies	
D2.22	Re-entry from fire-isolated exits	N/A	
D2.23	Signs on doors	N/A	
D2.101	Doors in path of travel in a place of public entertainment	N/A	
D3.1	Application of part	Applies	
D3.2	General building access requirements	Applies	
D3.3	Parts of buildings to be accessible	Applies	Access to disabled persons WC is from outside the building and should be internal as with others.
D3.4	Concessions	N/A	
D3.5	Car Parking	Complies	
D3.6	Identification of accessible facilities	Applies	
D3.7	Hearing augmentation services and features	Applies	
D3.8	Tactile indicators	Applies	
Specification D1.12	Non-required stairways, ramps, and escalators	N/A	
Specification D3.6	Braille and tactile indicators	Applies	

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PART E – SERVICE AND EQUIPMENT			
Clause	Description	Status	Comments
E1.3	Fire hydrants	Applies	
E1.4	Fire hose reels	Applies	
E1.5	Sprinklers	N/A	
E1.6	Portable fire extinguishers	Applies	
E1.8	Fire Control Centres	N/A	
E1.9	Fire precautions during construction	Applies	
E1.10	Provisions for special hazards	N/A	
E2.0	Deemed to satisfy provisions	Applies	
E2.1	Application of part	Applies	
E2.2	Performance General requirements	Applies	
E2.3	Provision for special hazards	N/A	
Table E2.2a	General provisions	Applies	
<i>NSW Table E2.2b</i>	<i>Smoke Hazard Management</i>	<i>Applies</i>	<i>Auto shutdown of MV</i>
E3.2	Stretcher facility in lifts	N/A	
E3.3	Warning against use of lifts in fire	Applies	
E3.4	Emergency lifts	N/A	
E3.5	Landings	Complies	
E3.6	Facilities for people with disabilities	Applies	
E3.7	Fire service controls	N/A	
E3.8	Aged care buildings	N/A	
E4.2	Emergency lighting requirements	Applies	
E4.3	Measurement of distance	Applies	
E4.4	Design and operation of emergency lighting	Applies	
E4.5	Exit signs	Applies	
E4.6	Directional signs	Applies	
E4.7	Class 2 and 3 buildings and class 4 parts: exemptions	N/A	
E4.8	Design and operation of exit signs	Applies	
E4.9	Emergency warning and intercommunication systems	N/A	

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PART F – HEALTH AND AMENITY										
Clause	Description	Status	Comments							
F1.1	Stormwater drainage	Applies	Part of DA requirement							
F1.5	Roof coverings	Applies	Part of CC							
F1.6	Sarking	Applies	Part of CC							
F1.7	Water proofing of wet areas in buildings	Applies	Part of CC							
F1.9	Damp-proofing	Applies	Part of CC							
F1.10	Damp-proofing of floors on the ground	Applies	Part of CC							
F1.11	Provisions of floor waste	Applies	Part of CC							
F1.12	Sub-floor ventilation	N/A								
F1.13	Glazed assemblies	Applies	Part of CC							
F2.1	Facilities in residential buildings	Applies	<p>Requires laundry facilities and own WC/washbasin/bath or shower.</p> <p>Modified plans received incl. bathroom and WC</p>							
F2.2	Calculations of number of occupants and facilities	Refer to D1.13								
F2.3	Facilities in Class 3 to 9 Buildings		<p>Note – ground floor Class 9b (function room utilised owing to dining room facility)</p> <p>Note also that it is assumed that the dining room facility would not be used at the same time as that of the prayer rooms. Accordingly total population of prayer room = 410, male 205 and female 205</p>							
	Area	Population	Required facilities				Provided facilities			
			WC	U	Bas	D-WC	WC	U	Bas	D-WC
	Ground	M – 205 F – 205	2 6	5 n/a	3 3	1	2 ≥ 5	≥ 4 n/a	2 2	1
	1 st floor	M – 28 F – 28	2 1	1 n/a	1 1	0	1 1	1 n/a	1 1	0
<p>Additional male and female facilities required; i.e. noting that disabled facilities can be counted as once for each required facility under provisions of clause F2.4.</p> <p>Required: Male – 2 urinals; Female – 3 WC:s;</p> <p>Modified plans received</p>										

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F2.4	Facilities for people with disabilities	Complies	Refer to clause D3.3
F2.5	Construction of sanitary compartments	Complies	Cubicle construction
F2.6	Interpretation: urinals and washbasins	Complies	
F2.7	Microbial (legionella) control	N/A	
F2.8	Waste management	N/A	
F3.1	Height of rooms	Complies	
F4.1	Provision of natural light	Does not comply Complies	Class 4 bedroom; Modified plans received
F4.2	Methods and extent of natural lighting	N/A	
F4.3	Natural light borrowed from adjoining room	N/A	
F4.4	Artificial lighting	Applies	
F4.5	Ventilation of rooms	Does not comply	Class 4 bedroom
F4.6	Natural ventilating	N/A	
F4.7	Ventilation borrowed from adjoining room	N/A	
F4.8	Restriction on position of water closets and urinals	Complies	
F4.9	Airlocks	Complies	
F4.11	Car parks	N/A	
F4.12	Kitchen local exhaust ventilation	Applies	
F5.1	Application of part	N/A	
F5.2	Sound transmission class: interpretation	N/A	
F5.3	Sound insulation of floors between units	N/A	
F5.4	Sound insulation of walls between units	N/A	
F5.5	Sound insulation rating of walls	N/A	
F5.6	Sound insulation ratings of services	N/A	
F5.7	Sound insulation of pumps	N/A	
Specification F5.2	Sound insulation for building elements	N/A	
Specification F5.5	Impact sound – test of equivalence	N/A	
PART G – ANCILLARY PROVISIONS			
Clause	Description	Status Complies/	Comments
NSW G1.1	Swimming pools	N/A	
NSW G1.101	Provision for cleaning windows	N/A	
G1.2	Refrigerated chambers, strong-rooms	N/A	

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	and vaults		
G2.2	Installation of appliances	N/A	
G2.3	Open fireplaces	N/A	
G2.4	Incinerator rooms	N/A	
G3.1	Atriums affected by this part	N/A	
PART H – PLACE OF PUBLIC ENTERTAINMENT			
Clause	Description	Status	Comments
NSW H1.1	Application of part	N/A	
NSW H101.1	Application of part	N/A	
PART J – ENERGY EFFICIENCY - Class 2 and class 4 (residential)			
Clause	Description	Status	Comments
NSW J(A)1.1	Application of part – Building fabric	Subject to Council requirement	
NSW J(A)1.2	Compliance with BCA provisions	Applies	
NSW J(A)2.1	Application of part – Building sealing	Applies	
J3.2	Chimneys and flues	N/A	
J3.3	Roof lights	N/A	
J3.4	Windows and doors	Applies	
J3.5	Exhaust fans	Applies	
J3.6	Construction of roofs, walls and floors	Applies	
NSW J(A)3.1	Application of part – Air conditioning and ventilating systems	Applies	
J5.2	Air-conditioning & ventilation systems	Applies	
J5.3	Time switch	Applies	
J5.4	Heating and chilling systems	N/A	
J5.5	Miscellaneous exhaust systems	Applies	
NSW J(A)4.1	Application of part – Hot water supply	Applies	
NSW J(A)4.2	Compliance with BCA provisions	Applies	
J7.2	Hot water supply	Applies	
NSW J(A)5.1	Application of part – Access for maintenance	Applies	
NSW J(A)5.2	Access for maintenance	Applies	
PART J – ENERGY EFFICIENCY – Class 3 and 5 to 9 buildings			
Clause	Description	Status	Comments
NSW J3.1	Application of part	Applies	

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J1.1	Application of part – Building Fabric	Subject to Council requirement	
J1.2	Thermal construction general	Applies	
J1.3	Roof and ceiling construction	Applies	
J1.4	Roof lights	Applies	
J1.5	Walls	Applies	
J1.6	Floors	Applies	
NSW J1.6	Floors of Class 3 buildings	N/A	
J2.1	Application of part – External Glazing	Applies	
J2.2	Applicable glazing provisions	Applies	
J2.3	Glazing – Method 1	Applies	
J2.4	Glazing – Method 2	Applies	
J2.5	Shading	Applies	
J3.1	Application of part – Building Sealing	Applies	
J3.2	Chimneys and flues	Applies	
J3.3	Roof lights	N/A	
J3.4	Windows and doors	Applies	
J3.5	Exhaust fans	Applies	
J3.6	Construction of roofs, walls and floors	Applies	
J3.7	Evaporative coolers	N/A	
J4.1	Application of part – Air Movement	N/A	
J4.2	Air movement	N/A	
J4.3	Ventilation openings	N/A	
J4.4	Ceiling fans and evaporative coolers	N/A	
J5.2	Air-conditioning & ventilation systems	Applies	
J5.3	Time switch	Applies	
J5.4	Heating and chilling systems	Applies	
J5.5	Miscellaneous exhaust systems	Applies	
J6.1	Application of part – Artificial Lighting and Power	Applies	
J6.2	Interior artificial lighting	Applies	
J6.3	Interior artificial lighting and power control	Applies	
J6.4	Interior decorative and display lighting	Applies	
J6.5	Artificial lighting around the perimeter of a building	Applies	
J6.6	Boiling water and chilled water storage	Applies	

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	units		
J7.2	Hot water supply	Applies	
J8.1	Application of part – Access for Maintenance	Applies	
J8.2	Access for maintenance	Applies	
Specification J1.2	Materials properties	Applies	
Specification J1.3	Roof and wall construction	Applies	
Specification J1.5	Wall construction	Applies	
Specification J1.6	Floor construction	Applies	
Specification J5.2	Ductwork insulation and sealing	Applies	
Specification J5.4	Insulation of piping, vessels, heat exchanges and tanks	Applies	
Specification J6	Lighting and power control devices	Applies	

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8.0-Reference table

8.0 – Reference material

1. Building Code of Australia 2008
2. Drawing prepared by Consulting Drafting Services.

Drawing Number	Title	Issue Date
DA01 – 3	Site Analysis	9-10-08
DA02 – 3	Part Site plan	9-10-08
DA03 – A	Ground Floor Plan	31-10-08
DA04 – A	Mezzanine Floor Plan, Section 7 Elevation	31-10-08
DA05 – 3	Elevations	9-10-08
DA06 – 3	Car park Layout Plan	9-10-08
DA07 – 1	Car park Long Section	9-10-08
DA08 – 1	Vehicle Turning Path Analysis	9-10-08