BUILDING CODE OF AUSTRALIA REPORT

Proposed Residential Development
Site 3 – Sydney Olympic Park

Dated: 9 April 2011

Prepared for: Site 3 Development Company Pty Limited

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Date	Rev No	No. of Pages	Issue or Description of Amendment	Prepared By	Reviewed By	Date Approved
2.03.11	A	14	Preliminary	Mike Gooley	SN	2.03.11
9.04.11	B	14	DA Submission	Cheyne James	Mike Gooley	9.04.11

Executive Summary

This report has reviewed the architectural design documents prepared by Batessmart (refer appendix A) for compliance with the Building Code of Australia 2011.

This report nominates relevant BCA prescriptive ('deemed to satisfy') provisions together with areas in which an alternate performance based solution will need to be developed to comply with the performance requirements of the BCA.

The fire safety engineered solution must be referred to the NSW Fire Brigade as part of the Construction Certificate process. Initial consultation with the fire brigade will be required during the development of the FEB.

Items for consideration by Relevant Authorities and Fire Safety Engineer

DTS Clause	Description of Non-Compliance with DTS Provisions
C2.8 & C2.9	An alternative solution will be developed to reduce the FRL of building elements within ground floor level (retail areas) from 180 to 120 minutes or 90 minutes throughout the storey.
Specification C1.1, C3.2, D1.10	The northern external wall is located within 3.0m of the side boundary. Non-loadbearing walls will not achieve an FRL, openings will not be protected and required exits will discharge onto the adjacent allotment. An alternative solution will be developed to satisfy the performance requirements of the BCA. This will be based upon a right-of-way at least 3.0m wide being created along the northern side boundary of the adjacent allotment.
D1.4	The travel distance from the entry doors of sole-occupancy units (tower 1 & 2) to the fire-isolated stairway will exceed 6.0m to the point of choice to alternative exits.
D1.4	The travel distances within the carpark levels to the required exit will exceed 20.0m to point of choice and 40.0m to the required exits.
E2.2a	The smoke hazard management (zone smoke control system) within class 5, 6 & 9b portions of the building will be subject to an alternative solution to satisfy the performance requirements of the BCA.
E4.9 & AS 1670.4	Omission of Speech transmission index (STI) from the SSISEP in the carpark levels.
E2.2a & Table E2.2a & AS 1668.2-2002	Use of AS 1668.2-2002 instead of AS 1668.2-1991 as referenced by the BCA for the carpark ventilation design.

The report also provides an overview of relevant provisions for health and amenity for occupants including sanitary facilities for both able bodied occupants and occupants with disabilities as well general access provisions.

The report highlights key compliance areas associated with the provisions of appropriate access and facilities for occupants with disabilities.

This assessment is a preliminary review of the architectural drawings against the BCA, and is generic insofar as the design has progressed. Further checking is required throughout the design process.

1.0 Introduction

The report is for the assessment of a mixed commercial and residential apartment building complex at Site 3 – Sydney Olympic Park to assess compliance with the Building Code of Australia 2011 ("BCA").

The purpose of this report is to provide a general overview of the proposed commercial and residential apartment building in terms of compliance with the provisions of the BCA (2011).

The issues within this report should be used as an early guide to the compliance of the proposed new building with the BCA and is generic insofar as the design has progressed. Further checking is required throughout the design process.

Limitations and Exclusions

The information contained within this report is based upon a review of the architectural drawings (refer to appendix A) and does not include:

- Determining compliance with the Disability Discrimination Act (DDA);
- Determining compliance with Council policies;
- Assessment of architectural drawings against the Occupation Health and Safety legislation.

Current Legislation

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979. This Act requires that all new building works must be designed to comply with the BCA.

The application of compliance with the particular version of the BCA is the date of application is made for a construction certificate with the Certifying Authority.

The Project

The development site is located at Lot 3, Australia Avenue, Sydney Olympic Park. The total area of the site is approx. 15,000sqm. The site is bounded on the east and south by the Olympic Park railway line, on the west by Australia Avenue and the north by Parkview Drive.

The proposal is to construct 2 residential towers over a 2 storey mixed podium and 3.5 levels of basement car park. The total GFA for the development is approx. 56.266sqm.

2.0 Building Assessment Data

The following BCA Parameters will apply to the commercial and residential apartment building:

Building Use	Residential units, retail, offices, community facilities and carparking
Classification	2, 5, 6, 7a & 9b
Rise In Storeys	31
Storeys Contained	34
Type of Construction	Type A
Effective Height (m)	Greater than 50.0m

Determination of the effective height for the building has been assessed on the basis that the lowest level where access from the building is provided and the topmost occupied floor of the building at level 29. The effective height has been assessed as greater than 50.0m.

BCA Assessment

The following assessment will provide an overview of compliance with the BCA and identify issues that require further details at the construction certificate stage.

3.0 Fire Resistance

The building must be designed to comply with Type A Construction with the fire resistance of building elements complying with Table 3 of specification C1.1 (refer to summary of FRL's - Appendix 2).

The northern external wall is located within 3.0m of the side boundary. Non-loadbearing walls setback less than 3.0m from the side boundary will not achieve an FRL.

An alternative solution will be developed to satisfy the performance requirements of the BCA. This will be based upon a right-of-way at least 3.0m wide being created along the northern side boundary of the adjacent allotment.

The fire hazard properties of fixed surface linings and mechanical ductwork will also need to be addressed within the detailed documentation phase pursuant to specification C1.10 Building Code of Australia.

4.0 Compartmentation and Separation

The building has been assessed on the basis of the following fire separation/ compartmentation within the development;

- Bounding construction to the sole occupancy units and public corridors of 60 minutes,
- Separation between the carpark levels and the residential/ commercial portions of 120 minutes,
- Substation will be fire-separated by construction that achieves an FRL of 180 minutes.
- Fire compartmentation of the building at each floor level.

Separation of Classifications in the Building:

Retail portion must be fire-separated by construction that achieves an FRL of 180 minutes or each building in that storey must have the higher FRL of not less than 180 minutes in accordance with spec. C1.1 (table 3). An alternative solution will be developed by an Accredited Fire Safety Engineer to reduce the FRL to 120 minutes throughout the storey.

Other passive fire protection issues that will need to be addressed in detailed documentation phase include:

- Lift motor rooms,
- Emergency power supply,
- Emergency generators,
- Electricity supply,
- Fire control room,
- Boilers or batteries,

To be separated from the remainder of the building by construction achieving a minimum fire resistance level of 120 minutes.

5.0 Protection of Openings

The DTS provisions (Clause C3.2) requires that openings in the external walls less than 3.0m from the fire-source feature (i.e. side boundaries) or 6.0m from another building on the allotment must be suitably protected in accordance with Clause C3.4 of the BCA.

The northern external wall is located within 3.0m of the side boundary. Openings in the external walls are not proposed to be protected. An alternative solution will be developed to satisfy the performance requirements of the BCA. This will be based upon a right-of-way at least 3.0m wide being created along the northern side boundary of the adjacent allotment.

The entrance doors to fire-isolated stairways/passageways must be protected by self-closing -/60/30 fire doors. The entrance doors to apartments together with ancillary rooms opening into public corridor must be suitable protected with self-closing -/60/30 fire doors.

Services that pass through floors within the buildings must be contained within a fire-rated shaft or suitably protected in accordance with Clause C3.15 and spec. C3.15 of the BCA.

6.0 Provision for Escape

The building has been assessed as a building with an effective height of greater than 25.0m. Each storey must be served by at least 2 required exits/stairways.

The basement carpark levels are served by 4 fire-isolated stairways while each of the residential towers are served by 2 fire-isolated stairways. The fire-isolated stairway must be designed to discharge independently to open space connected to the public road.

Basement Carpark Levels:

- Travel distance to required exits will exceed 20.0m to point of choice and 40.0m to required exits;

Apartment Tower 1:

- Travel distance to point of choice exceeds 6.0m from north and south end of corridor (i.e. measured as 8.6m and 6.8m respectively);

Apartment Tower 2:

- Travel distance to point of choice exceeds 6.0m from north and south end of corridor (i.e. measured as 6.1m and 6.8m respectively);

Refer to preliminary advice from Defire in respect to maximum travel distances that can be addressed by an alternative solution to satisfy the performance requirements of the BCA.

The northern external wall is located adjacent to the side boundary. Required exits will not discharge onto the allotment where path of travel will be available to the road. An alternative solution will be developed to satisfy the performance requirements of the BCA. This will be based upon a right-of-way at least 3.0m wide being created along the northern side boundary of the adjacent allotment.

7.0 Construction of Exits

It is considered that compliance can be generally achieved with Part D2 of the BCA. This will be assessed at the construction certificate stage.

There must be no direct connection between a stairway rising from a storey below the lowest level of access to a road or open space and a stairway descending from a storey above that level. Architectural plans being suitable detailed to indicate the separation between the basement carpark fire stairs and the fire stairs serving the high-rise commercial and residential tower.

Electrical distribution boards and switchboards along the path of travel to required exits must be enclosed in non-combustible construction with doorways suitably sealed against the smoke spreading from the enclosure.

The pedestrian ramp that provides access into the buildings must comply with the requirements of AS 1428.1.

Other detailing issues that will need to be addressed include:

- Door Hardware
- Exit door operation and swing
- Stair construction
- Handrail and balustrade construction
- Details of Separation of rising & descending Stairs
- Discharge from the Fire Isolated Exits to open space

8.0 Access for Persons with a Disability

The BCA requires access for people with disabilities from the main point of a pedestrian entry at the allotment boundary and through not less than 50% of all pedestrian entrances including the principal pedestrian entrances. A pedestrian entrance which is not accessible must not be located more than 50.0m from an accessible entrance.

Access for people with disabilities must be provided to common areas of a class 2 building, from a pedestrian entrance required to be accessible to the entrance doorway of each sole-occupancy unit and to within rooms or spaces for use in common by the residences.

Where the main public entrance is via a ramp, tactile indicators shall be provided in accordance with AS 1428.4 at the top and bottom. Parking shall be provided for people with disabilities in accordance with Clause D3.5 of the BCA. Facilities, services and features of the building accessible to people with disabilities shall be identified by signage complying with Clause D3.6 of the BCA.

AS 1428.1 requires passenger lifts to comply with AS 1735.12 (Facilities for people with disabilities). A review of the architectural plans indicates compliance can be readily achieved with Part D3 of the BCA and AS 1428.1-2009.

<u>Carparking Spaces:</u>

Carparking spaces for people with disabilities will be provided next to passenger lifts at the following ratio:

- Class 5 (offices) – 1 space for every 100 car spaces or spaces thereafter;
- Class 6 (retail) – 1 space for every 50 car spaces or spaces thereafter.

These car spaces must have a vertical clearance of not less than 2.5m extending from the entrance to the space to a distance of not less than 2.16m from the front of car space.

9.0 Fire Services & Equipment

The building has been assessed as a building with an effective height of greater than 50.0m. The following fire fighting services are required to be in accordance with BCA and referenced Australian Standards:

- An automatic sprinkler system;
- Fire hydrants system;
- Fire hose reel system;
- Fire Control Room;
- Portable Fire Extinguishers.

Each of these fire fighting services must be designed to comply with the standard of performance nominated within the attached fire safety schedule for the building.

Sprinkler System:

The building has an effective height greater than 25m and must be served throughout by an automatic sprinkler system in accordance with E1.5 of BCA & AS 2118.1-1999.

Water Supply:

The grade of water supply to a required sprinkler system must be not less than Grade 1, except that a secondary water supply storage capacity of 25,000 litres may be used if the storage tank is situated on the topmost storey of the building and the building occupancy is classified as no more hazardous than ordinary hazard 2 (OH2) under AS 2118.1.

Booster Assembly:

The fire brigade booster assembly must be provided within sight of the main entrance to the building and situated along the street frontage for fire brigade access. The location of the booster assembly will be discussed with the NSW Fire Brigade at the FEB stage.

Location of Sprinkler Value/Pump Room:

Sprinkler alarm valves and pump rooms must be located in a secure room or enclosure which has direct egress to a road or open space. The location of these enclosures not greater than one storey below ground and will qualify as 'direct egress to the road'.

The location of the sprinkler value room and pump rooms will be agreed with design consultants and with consultation with the NSW fire brigade.

Fire Hydrants:

A building with effective height greater than 50.0m must be provided with 'fire brigade relay pumps' in the high-rise storeys of the building. These enclosures must have direct egress from the fire stair and fire separated from the remainder of the building by 2 hour construction.

Intermediate fire hydrants will be required within the basement carpark levels to achieve coverage requirements of AS 2419.1. The NSW fire brigade will be consulted at the FEB stage in respect to the location of intermediate fire hydrants.

Fire Control Room:

A fire control room must be situated at ground floor level with direct access from the entrance lobby of the building with alternative access via fire-isolated passageway to outside the building. The construction, size and facilities for fire fighting operations must be designed to comply with specification E1.8 of the BCA.

10.0 Smoke Hazard Management

The building has an effective height greater than 25.0m and must be served by the following smoke hazard management systems.

- The fire-isolated stairways that serve the storey above ground floor level together with the basement carpark levels must be served by an automatic air pressurisation system to As/NZS 1668.1; and
- A class 2 part of the building must be provided with an automatic smoke detection and alarm system complying with specification E2.2a; and
- A class 5, 6 and 9b portion must be served by a zone smoke control system in accordance with AS/NZS 1668.1

The smoke hazard management (zone smoke control system) within class 5, 6 and 9b portion of the building will be subject to an alternative solution to satisfy the performance requirements of the BCA.

11.0 Lift Installations

The building has an effective height greater than 25.0m and must be served by an emergency lift.

Where two or more passenger lifts are installed that serve the storey then at least two emergency lifts must be provided to serve the storey. If located within different shafts, at least one emergency lift must be provided in each shaft.

A stretcher facility must be provided in at least one emergency lift in accordance with part E3.4 of the BCA and AS 1735.2.

The passenger lifts to be installed are to be: -

- fitted with warning signs, fire service controls in accordance with AS 1735.2
- Be provided with the following: -
  - A handrail in accordance with AS 1735.12
  - Minimum internal floor dimensions as specified in AS 1735.12,
  - Fitted with a series of door opening sensory devices which will detect a 75mm diameter or across the door opening between 50mm and 1550mm above floor level,
  - Have a set of buttons for operating the lift located at heights complying with AS 1735.12.

12.0 Emergency Lighting and Exit Signs

Emergency lighting and exit signs are required to be installed throughout the building in accordance with the provisions of the BCA and the relevant Australian Standards.

13.0 Sound Systems and Intercom Systems for Emergency Purposes

The building has an effective height greater than 25.0m and must be served by a sound system and intercom system for emergency purposes complying with AS 1670.4.

14.0 Sanitary Facilities

Class 2:

The Class 2(apartments) is provided with sanitary facilities together with laundry facilities that will satisfy the provisions of the BCA.

Facilities for employees consisting of closet pan and washbasin must be provided in a separate room at or near ground level and accessible to employees without entering a sole occupancy unit. Architectural plans to indicate location of designated employee's toilet.

Class 5,6 & 9b:

Sanitary facilities for employees and patrons together with sanitary facilities for people with disabilities must be provided within common areas within ground and Podium levels

Please note the Unisex facilities provided for people with disabilities may be counted once for each sex. These facilities are to be provided in accordance with AS1428.1-2001.

15.0 Light and Ventilation

Natural or mechanical ventilation is required to all habitable rooms in accordance with F4.5 Building Code of Australia and AS 1668 and AS/NZS 3666.1.

16.0 Sound Transmission & Insulation

The sound transmission and insulation requirements for the Class 2 parts shall be provided in accordance with Part F 5 of the *BCA for* the following elements:

- Floors
- Walls
- Services
- Pumps

We will rely upon developed details and a report from an Acoustic Consultant.

17.0 Energy Efficiency

Class 2 (apartments):

The proposed development shall be provided with insulation building sealing and services in accordance with NSW Part J of the BCA 2010.

The deemed-to-satisfy provisions of the BCA only apply to thermal insulation in a class 2 building or class 4 parts where development consent specifies that the insulation is to be provided as part of the development. The class 2 building will subject to BASIX Assessment.

We will rely upon the BASIX Assessment together with confirmation that the commitments made under the BASIX have been incorporated into the design prior to the issue of the construction certificate.

Class 5,6 & 9b (retail/office & community space):

The ground and podium levels of the building must be designed to comply with Section J of the BCA. Further details will be reviewed at the construction certificate stage to confirm compliance with the provisions of the BCA.

Appendix A - Design Documentation

The following architectural plan prepared by Batessmart was used in the assessment and preparation of this report:-

Drawing No.	Title Description
DA02.100[P5]	Basement Plan 004
DA02.101[P5]	Basement Plan 003
DA02.102[P5]	Basement Plan 002
DA02.103[P5]	Basement Plan 001
DA02.200[P5]	Ground Floor Plan
DA02.201[P5]	Level 01
DA02.202[P5]	Level 02 - 08
DA02.209[P5]	Level 09 - 11
DA02.212[P5]	Level 12
DA02.213[P5]	Level 13 - 21
DA02.222[P5]	Level 22
DA02.223[P5]	Level 23
DA02.224[P5]	Level 24
DA02.225[P5]	Level 25-26
DA02.227[P5]	Level 27-29
DA02.228[P5]	Level 27-29
DA02.230[P5]	Level 30
DA02.231[P5]	Roof Plan
DA05.01[P5]	Elevation North & South
DA05.02[P5]	Elevation Western
DA05.03[P5]	Elevation Eastern
DA06.01[P5]	Section AA
DA06.02[P5]	Section BB
DA06.03[P5]	Section CC
DA06.04[P5]	Section DD
DA06.05[P5]	Section EE

Appendix B - Draft Fire Safety Schedule

Based upon the documentation reviewed to date, the following schedule of essential fire safety measures and other measures must be installed within the building.

	Fire Safety Measures	Standard of Performance (i.e. BCA and relevant AS)
1.	Access Panels, Doors and Hoppers	BCA Clause C3.13
2.	Automatic Fire Detection and Alarm System	BCA Spec. E2.2a, AS 3786-1993 & AS 1670 – 2004
3.	Automatic Fire Suppression System	BCA Spec. E1.5 & AS 2118.1 – 1999,
4.	Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001
5.	Emergency Lighting	BCA Clause E4.2, E4.4 & AS/NZS 2293.1 – 2005
6.	Sound Systems and Intercom Systems for Emergency Purposes	BCA Clause E4.9 & AS 1670.4 - 2004 & AS 4428.2 – 2004
7.	Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS/NZS 2293.1 – 2005
8.	Fire Control Rooms	BCA Spec. E1.8
9.	Fire and Smoke Dampers	BCA Clause C3.15, AS 1668.1 – 1998 & AS 1682.1 & 2 – 1990
10.	Fire Doors	BCA Clause C3.2, C3.4, C3.5, C3.6, C3.7 & C3.8 and AS 1905.1 – 2005
11.	Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
12.	Fire Hydrant System	Clause E1.3 & AS 2419.1 – 2005
13.	Fire Seals	BCA Clause C3.15 & AS 1530.4 – 1999
14.	Lightweight Construction	BCA Clause C1.8 & AS 1530.3 – 1999
15.	Mechanical Air Handling System	BCA Clause E2.2, AS/NZS 1668.1 – 1998 & AS 1668.2 – 1991
16.	Paths of Travel	EP&A Reg 2000 Clause 186
17.	Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
18.	Stair Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 1998
19.	Smoke Hazard Management System (zone smoke control)	BCA Part E2 & AS/NZS 1668.1 – 1998
20.	Warning and Operational Signs	Section 183 of the EP & A Regulations 2000, AS 1905.1 – 1997, BCA Clause C3.6, D2.23, E3.3

Notes:	A Fire Safety Engineering Assessment will be developed. There maybe additional measures added to the above schedule

Appendix C- Fire Resistance Levels

The table below represents the Fire resistance levels required in accordance with BCA 2010:

Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS **Building element**	**Class of building — FRL: (in minutes)**			
	Structural adequacy*/*Integrity*/*Insulation			
	2, 3 or 4 part	**5, 7a or 9**	**6**	**7b or 8**
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any *fire-source feature* 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 *external wall*, where the distance from any *fire-source feature* to which it is exposed is—				
less than 3 m	90/ - / -	120/ - / -	180/ - / -	240/ - / -
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
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*—				
Loadbearing	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Non-*loadbearing*	- / 90/ 90	- /120/120	- /120/120	- /120/120
Bounding *public corridors*, public lobbies and the like—				
Loadbearing	90/ 90/ 90	120/ - / -	180/ - / -	240/ - / -
Non-*loadbearing*	- / 60/ 60	- / - / -	- / - / -	- / - / -
Between or bounding *sole-occupancy units*—				
Loadbearing	90/ 90/ 90	120/ - / -	180/ - / -	240/ - / -
Non-*loadbearing*	- / 60/ 60	- / - / -	- / - / -	- / - / -
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion—				
Loadbearing	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
Non-*loadbearing*	- / 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

Table 3.9 REQUIREMENTS FOR CARPARKS **Building element**			**FRL (not less than) Structural adequacy/Integrity/Insulation**
			ESA/M (not greater than)
Wall			
(a)	*external wall*		
	(i)	less than 3 m from a *fire-source feature* to which it is exposed:	
		Loadbearing	60/60/60
		Non-*loadbearing*	- /60/60
	(ii)	3 m or more from a *fire-source feature* to which it is exposed	- / - / -
(b)	*internal wall*		
	(i)	*loadbearing*, other than one supporting only the roof (not used for carparking)	60/ - / -
	(ii)	supporting only the roof (not used for carparking)	- / - / -
	(iii)	non-*loadbearing*	- / - / -
(c)	*fire wall*		
	(i)	from the direction used as a *carpark*	60/60/60
	(ii)	from the direction not used as a *carpark*	as *required* by Table 3
Column			
(a)	supporting only the roof (not used for carparking) and 3 m or more from a *fire-source feature* to which it is exposed		- / - / -
(b)	steel column, other than one covered by (a) and one that does not support a part of a building that is not used as a *carpark*		60/ - / - or 26 m^2/tonne
(c)	any other column not covered by (a) or (b)		60/ - / -
Beam			
(a)	steel floor beam in continuous contact with a concrete floor slab		60/ - / - or 30 m^2/tonne
(b)	any other beam		60/ - / -
Fire-resisting lift and stair shaft (within the *carpark* only)			60/60/60
Floor slab and vehicle ramp			60/60/60
Roof (not used for carparking)			- / - / -

Notes:
1. ESA/M means the ratio of exposed surface area to mass per unit length.
2. Refer to Specification E1.5 for special requirements for a sprinkler system in a *carpark* complying with Table 3.9 and located within a multi-classified building.