



CODE PERFORMANCE

Access Report

Project –

Major Alterations and Additions to the Stevenson Library – SSD 8922
29-53 Victoria Rd, Bellevue Hill

Design Phase –



Development Application Phase

Date - 9 April 2018
For - The Scots College
Ref - 17499 – Rev 1.1

TABLE OF CONTENTS

TABLE OF CONTENTS.....	2
1.0 INTRODUCTION.....	3
1.1 General.....	3
1.2 Purpose.....	3
1.3 Documentation / Information Relied Upon.....	3
1.4 Exclusions.....	3
1.5 BCA Assessment Data.....	4
2.0 TECHNICAL ASSESSMENT & COMMENTARY.....	5
3.1 General.....	5
3.2 SECTION D – ACCESS & EGRESS.....	5
3.3 SECTION E – SERVICES & EQUIPMENT.....	8
3.4 SECTION F – HEALTH & AMENITY.....	9
4.0 CONCLUSION.....	10

Amendment Schedule

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of The Scots College and for the purpose of completing an assessment of the Development Application (DA) architectural documentation associated with the proposed major alterations and additions to the Stevenson Library building at The Scots College located at 29-53 Victoria Rd, Bellevue Hill.

1.2 Purpose

The purpose of this report is to identify the compliance status of the DA architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2016. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- Accessibility related Australian Standards as referenced by BCA 2016, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).
- SEARs No. SSD 8922 dated 12/12/17 – As relevant to the 'accessibility report' requirements.

1.3 Documentation / Information Relied Upon

- Cursory site inspection undertaken by Michael Zora of Code Performance on 8th February 2018.
- Preliminary architectural plans prepared by JCA Architects, project No. SSD1.02/17 as follows:

Drawing No.	Revision	Date	Drawing Title
200	P2	Mar 2018	Proposed Site Plan
201	P6	Mar 2018	Proposed ground floor plan
202	P7	Mar 2018	Proposed first floor plan
203	P6	Mar 2018	Proposed second floor plan
204	P5	Feb 2018	Proposed third floor plan
205	P5	Feb 2018	Proposed fourth floor plan
206	P5	Feb 2018	Proposed fifth floor plan
207	P5	Feb 2018	Proposed roof plan

1.4 Exclusions

The content of this report relates only to the matters directly nominated in this report and does not assess / include any of the following –

- Any parts of the BCA / standards not directly referenced in this report.
- No assessment of BCA Part H 'Class 9b buildings' as no stage or backstage noted on referenced plans.
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Work Health & Safety considerations.
- Services / equipment operating capacity / design.
- Local planning policies and/or guidelines, other than those directly identified.
- Does not constitute construction approval nor a Part 4A Certificate under the EP&A Act / Regulations.
- Fitout of the building will be assessed at detailed design phase.

1.5 BCA Assessment Data

BCA assessment data in relation to the project and relevant building / part.

Below classification(s) is our understanding of the relevant BCA classification(s) to the area under review under this report.

BCA Building Classification(s): Class 5 - Office
 Class 9b - Assembly

Note 1 - BCA Consultant / Certifier shall have the final call in determining BCA classification(s).

Note 2 - The remainder of the building may contain additional building classifications however details are not provided, nor is the remainder of the building assessed as part of this report and building part.

2.0 TECHNICAL ASSESSMENT & COMMENTARY

3.1 General

The following summarises the compliance status of the architectural design in terms of the DTS accessibility provisions of BCA 2016, as are principally contained within Part D3 and Clauses E3.6 & F2.4 of the code.

Alongside each clause heading; one of four compliance categories is provided, as follows –

Complies:	BCA design compliance is achieved.
Does not comply:	A BCA DTS compliance departure is noted. Resolution options are provided.
N/A:	Not Applicable or not directly relevant. Detail offered for application if / as relevant.
Design Detail:	Compliance commentary is provided. Such should not be considered deficiencies, but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.

BCA Interpretation Note(s) –

- i. Readily moveable furniture has been treated as indicative. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.
- ii. *Slip-resistant floor surface/s* - BCA 2016 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

3.2 SECTION D – ACCESS & EGRESS

Part D3 – Access For People With Disabilities

BCA Clause D3.1 - General building access requirements

Buildings and parts of buildings must be accessible as required by Table D3.1 and as summarised below:

Class 5 and 9b

Access must be provided to and within all areas normally used by the occupants.

Design Detail	<p>Access is required to and throughout all parts of the building (new work) in accordance with AS 1428.1-2009.</p> <p>The building in its current built form does not offer suitable means of access to and within the building for those with disabilities.</p> <p>The proposed design proposes a substantial upgrade to the building and its level of accessibility. Despite the existing building / site constraints, a design outcome has been demonstrated which is readily capable of achieving compliance through a combination of DTS and BCA Performance Solutions.</p> <p>A thorough assessment shall be undertaken at the detailed design documentation stage.</p>
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BCA Clause D3.2 – Access to Buildings

An accessway must be provided to a building required to be accessible:

- From the main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible carparking space on the allotment.

An accessway must be provided through the principal pedestrian entrance, and:

- through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and

- in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Design Detail	<p>The new external platform lift and new principal pedestrian entry to the building, as shown, is readily capable of providing an accessible entry scenario compliant with AS 1428.1-2009.</p> <p>A thorough assessment of the finer design detail shall be undertaken at the detailed design documentation stage.</p> <p>Compliance is readily achievable.</p>
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BCA Clause D3.3 – Parts of Buildings to be Accessible

In a building required to be accessible:

- every ramp & walkway (*except fire-isolated*) must comply with Clause 10 of AS1428.1-2009;
- every stairway (*except fire-isolated*) must comply with Clause 11 of AS1428.1-2009;
- all fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009;
- carpet installed in an accessway must comply with clause D3.3(g) and (h)

Design Detail	<p>Passing and turning spaces are suitably provided and capable of being provided at the fitout phase.</p> <p>New stairs and ramps are readily capable of compliance with Clauses 10, 11 and 12 of AS 1428.1-2009.</p> <p>Fire isolated-stairs are readily capable of compliance with Clauses 11.1(f) and (g) of AS 1428.1-2009 and Clause 12 of AS 1428.1-2009.</p> <p>A thorough assessment of the finer design detail shall be undertaken at the detailed design documentation stage.</p> <p>Compliance is readily achievable.</p>
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BCA Clause D3.4 – Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be fully accessible.

For Info	Exemptions are to be reviewed on a case by case basis at detailed design phase.
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BCA Clause D3.5 – Accessible Carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and on the same allotment as a building required to be accessible.

N/A	No new carparking has been proposed.
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BCA Clause D3.6 – Signage

Accessible buildings must have signage to comply with AS1428.1-2009 and as follows –

- braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and
- identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number;
- signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers;
- signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use;

- signage to ambulant accessible facility must be on the door of the facility;
- directional signage where a pedestrian entrance is not accessible.

Design Detail	<p>Signage shall be installed in this project as necessary, but shall include as a minimum:</p> <ul style="list-style-type: none"> ▪ identify each new door required by Clause E4.5 to be provided with an exit sign and state "Exit" and "Level" followed by the floor number. ▪ signage in accordance with AS 1428.1 must be provided for new accessible unisex sanitary facilities to identify left or right handed use. ▪ Directional signage at each bank of sanitary facilities not provided with an accessible unisex sanitary facility to direction a person to the location of the nearest accessible sanitary facility. ▪ Signage to identify ambulant sanitary facilities in accordance with AS 1428.1, located on the door of the facility. <p>All signage is to be design detailed to comply with the relevant requirements of Specification D3.6.</p> <p>Compliance is readily achievable during Construction Certificate design phase and/or during construction.</p>
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BCA Clause D3.7 – Hearing Augmentation

Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed:

- In a room in a Class 9b building; or
- Meeting room, conference room, auditorium, or room for judicatory purposes; or
- At any ticket office, teller booth, reception area or the like, where the public is screened from the service provider.

If provided in the form of an induction loop, it must cover no less than 80% of the floor of the room served. If in the form of receivers, it must cover no less than 95% of the floor of the room served with a minimum of two (2) in any case but depending on number of people accommodated.

Any screen or scoreboard associated with a Class 9b building and 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.

Design Detail	<p>If this building is proposed to have an inbuilt amplification system (other emergency warning), then a hearing augmentation system shall be provided and must accord with the requirements of this clause.</p> <p>Compliance is readily achievable during Construction Certificate design phase.</p>
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BCA Clause D3.8 – Tactile Ground Surface Indicators (TGSi)

Accessible buildings must have TGSi's complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

Design Detail	<p>TGSi's complying with AS/NZS1428.4.1-2009 shall be installed in this project as necessary, but shall include to areas as follows –</p> <ul style="list-style-type: none"> ▪ any new overhead obstruction less than 2m above floor level. ▪ top and bottom of all new non-fire-isolated stairs (except for fire stairs). ▪ top and bottom of every new ramp (except for step ramps / kerb ramps). <p>Compliance is readily achievable during Construction Certificate design phase and/or during construction.</p>
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BCA Clause D3.9 – Wheelchair seating spaces in Class 9b assembly buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1-2009 must be provided in accordance with the number and grouping of wheelchair seating spaces in accordance with Table D3.9.

Design Detail	Any proposed fixed seating will need consideration of this clause. Compliance is readily achievable during detailed design phase.
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BCA Clause D3.10 – Swimming Pools

Not applicable – no swimming pools have been proposed.

BCA Clause D3.11 – Ramps

Not applicable – no ramps detailed rising more than 3.6m, nor any landing cross-overs occur.

BCA Clause D3.12 – Glazing on an Accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

Design Detail	All fully glazed doors, sidelights and walls forming part of the accessway must be clearly marked in accordance with AS 1428.1-2009. Compliance is readily achievable during Construction Certificate design phase and/or during construction.
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3.3 SECTION E – SERVICES & EQUIPMENT

Part E3 – Lift Installations

BCA Clause E3.6 – Passenger Lifts

Every passenger lift must:

- be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and
- have accessible features in accordance with Table E3.6b; and
- not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Design Detail	The proposed passenger lift / platform lift shall comply as follows – <ol style="list-style-type: none"> i. Handrail complying with the mandatory handrail provisions of AS1735.12, ii. Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m otherwise 1,100mm x 1,400mm if vertical lift travel does not exceed 12m, iii. Minimum clear door opening complying with AS1735.12, iv. Passenger protection system complying with AS1735.12, v. Lift landing doors at the upper landing, vi. Lift car and landing control buttons complying with AS1735.12, vii. Lighting in accordance with AS1735.12, viii. Lifts serving more than 2 Levels – <ul style="list-style-type: none"> ▪ Automatic audible information within the lift car to indicate the level each time the lift car stops; ▪ audible and visual indication at each lift landing to indicate the arrival of the lift car;
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- audible information and audible indication is to be provided in a range of between 20-80dB(A) at a maximum frequency of 1500Hz;
- ix. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.

The lift shall comply with the above and AS 1428.1-2009. Compliance readily achievable.

A design certificate is to be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards at Construction Certificate phase.

3.4 SECTION F – HEALTH & AMENITY

Part F2 – Sanitary & Other Facilities

BCA Clause F2.4 – Accessible Sanitary Facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided as per Table F2.4(a),
- At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.

Design Detail

Accessible and ambulant sanitary facilities are to be provided throughout in accordance with this clause.

The design details new banks of sanitary facilities throughout the building. The ability readily exists to incorporate compliant accessible and ambulant sanitary facilities. Where prescriptive compliance is unachievable, we confirm our ability to offer BCA Performance Solutions to demonstrate compliance with the BCA Performance Requirements.

A thorough assessment of the finer design detail shall be undertaken at the detailed design documentation stage.

4.0 CONCLUSION

This report identifies the compliance status of the Development Application architectural design with the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of the Building Code of Australia (BCA) 2016. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- The Disability (Access to Premises – Building) Standards 2010 (Premises Standards).

The outcome of this report recognises that the existing building is wholly inaccessible however with the proposed design compliance is readily able to be met with the DTS provisions of the BCA and/or BCA Performance Solutions.