



M.J. HARVEY & ASSOCIATES PTY. LTD.
HYDRAULIC & FIRE PROTECTION ENGINEERS
ABN 87 067 295 836

BCA ASSESSMENT REPORT

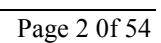
**23 TATTERSALL ROAD
KINGS PARK NSW 2148**

PREPARED FOR

SELL & PARKER

BY M. J HARVEY G.I.Fire E

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Written by: Michael Harvey

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1.0 INITIAL ASSESSMENT

1.1 Introduction

This Report has been prepared at the request of Mr Nigel Fox of Sell & Parker Pty Ltd and will form part of a Development Application submission to Blacktown City Council for the redevelopment of the property known as Lot 2, DP 550522, No.23 Tattersall Road, Kings Park currently occupied by Dexion.

The site was inspected 24th February, 2014 with a view to reviewing the existing Fire Safety Provisions within the site to determine;

- a) The existing level of Fire Safety
- b) Determine the amount of work required for the Proposed Redevelopment to meet the requirements of the current Building Legislation BCA 2013 and the Relevant Australian Standard

1.2 Preamble

This report relates to a site located at 23 Tattersall Road, Kings Park which is currently occupied by Dexion for the manufacture and storage of racking and storage systems.

The site is located in the Industrial Precinct of Blacktown NSW with pedestrian access to Tattersall Road and currently supports multiple buildings.

The existing site consists of a Two (2) Storey administration Building being constructed of face brickwork concrete columns and metal deck roof. Total floor area being 940m².

The industrial buildings are all interconnected with only one (1) portion being fire separated from another. Total floor area = 16,611.25m².

It is proposed that several sections of the Existing industrial building is to be demolished as part of the redevelopment of the site. The remaining buildings will be used for the collection, processing and storage of both ferrous and non-ferrous metals.

The remaining Buildings here in are to be known as;

1. Administration Building		940 m ²
2. Non Ferrous Processing Building	} One Building	4,716 m ²
3. Non Ferrous Metal Shed		
4. Post Shredder Processing		2,960 m ²
5. Truck Wash		492 m ²
6. Metal Storage Area (Dangerous Goods)		80 m ²

All Buildings on the site appear to predate the introduction of the Building Code of Australia and were most likely constructed under Building Ordinance No.70 and associated ministerial specifications.

1.3 Purpose of Report

The purpose of this report is to produce a Building Code of Australia BCA 2013 assessment in order to provide information to determine the existing level of fire safety and the level of fire safety to be achieved to meet the Current Building Standard.

The assessment of the building is related to the Deemed to Satisfy Provisions of Section C, D & E of the BCA Vol. 1 2013 edition. Upgrading requirements (if any) will be investigated and recommend if it appears occupant life safety may be put at risk or the ability to suppress fire is inadequate as well as compliance with the regulations.

1.4 Basis of Assessment

This assessment is based upon:-

- i The inspection undertaken on the 24th February, 2014
- ii The deemed to satisfy provisions of the BCA Vol. 1 2013 and where applicable, NSW variations;
- iii The relevant administrative provisions of the Environmental Planning & Assessment Regulation 2000
- iv The use of the word *building* relates to the building as it stands.
- v “conditioned space” means the internal space of the building controlled by air conditioning.
- vi This Report has been prepared from a combination of measurements taken both on site and from a site plan prepared by Lean, Lackenby & Haywood dated 10.10.13 which is not to any particular scale. The measurements used in this Report are primarily to provide preliminary estimates of floor area, volume, egress requirements and fire service protection only. A Survey Plan is required before total accuracy can be achieved. The measurements contained in this Report shall not be used for any other reason than those stated above.

1.5 Exclusions

This report does not involve any assessment in relation to:-

- i The design of the buildings;
- ii Structural Design;
- iii The provisions of Section J viz cell 19 of the appendix now form part of BCA 2007 which came into effect on the 1st May 2006 will not be addressed in this report.
- iv Provision for the disabled

The report **does not include** compliance with:-

- v Demolition standards not provided for under the provisions of the BCA;
- vi Occupational Health & Safety Act;
- vii Construction Safety Act; or
- viii Asbestos Removal;
- ix The requirements, specifications and by laws of utility authorities including, but not limited to telecommunications, Workcover, RTA, Energy Authorities and the like.

2.0 DETAILED ASSESSMENT – BUILDING CODE OF AUSTRALIA

2.1 Building Code of Australia Assessment

In accordance with the Building Code of Australia BCA 2013 the Redeveloped Buildings are assessed as follows:-

2.2 Classification (Section A3.2)

The building is classified in terms of the BCA as follows:-

Building No.	Name	Class	Location	Use
1	Administration	5	Ground Level	Office
	Administration	5	Level 1	Office
2	Non Ferrous Processing	5	Ground Level	Office
	Non Ferrous Processing	5	Level 1	Office
	Non Ferrous Processing	8	Ground Level	Factory
3	Non Ferrous Metal Shed	7b	Ground Level	Warehouse
4	Post Shredder Processing	8	Ground Level	Factory
5	Truck Wash	8	Ground Level	Factory
6	Metal Storage	7b	Ground Level	Warehouse

The appropriate mixed Classification is - Class 5, 7(b) & 8

2.3 Effective height (Section A1.1)

Building No.	Name	Highest Point	Average Height
1	Administration	8 m	7 m
2	Non Ferrous Processing	10.1 m	9.1 m
3	Non Ferrous Metal Shed	8 m	7 m
4	Post Shredder Processing	10.45 m	9.935 m
5	Truck Wash	6 m	5.5 m
6	Metal Storage	6 m	5.5 m

2.4 Rises in Storey's (Section C1.2)

The buildings have been determined to have a rise in storey of;

- Building No.1 & 2 = Two (2) Storeys
- Building No.3, 4, 5 & 6 = One (1) Storey

2.5 Number of Compartments

- Building No.1 = One Fire Compartment
- Building No.2 & 3 = One Fire Compartment
- Building No.4 = One Fire Compartment
- Building No.5 = One Fire Compartment
- Building No.6 = One Fire Compartment

2.6 Floor area and volume limitations (Section C2.2)

Building No.	Name	Floor Area	Average Height	Volume
1	Administration	940 m ²	7 m	6,580.00 m ³
2	Non Ferrous Processing	3,375 m ²	9.1 m	30,712.50 m ³
3	Non Ferrous Metal Shed	1,342 m ²	7 m	9,394.00 m ³
2 & 3	Combined Total	4,717 m ²	N/A	40,106.50 m ³
4	Post Shredder Processing	2,960 m ²	9.935 m	29,407.60 m ³
5	Truck Wash	492 m ²	5.5 m	2,706.00 m ³
6	Metal Storage	80 m ²	5.5 m	440.00 m ³

The building is subject to maximum floor area and volumetric limitations of which are stated as follows:-

Table C2.2 maximum size of Fire Compartments or Atria

	Classification	Type of construction of building		
		Type A	Type B	Type C
Building No.1	5, 9b or 9c aged max floor area care building	8 000 m ²	5 500 m ²	3 000 m ²
	max volume	48 000 m ³	33 000 m ³	18 000 m ³
Building No.2,3 & 4 No.5 & 6	6, 7, 8 or 9a max floor area (except for	5 000 m ²	3 500 m ²	2 000 m ²
	Patient care areas) max volume	30 000 m ³	21 000 m ³	12 000 m ³

2.7 Type of construction Table C1.1 & Table C2.2

2.7.1 Building No.1

The Building is of reinforced concrete columns, beams & floors with infill non load bearing face brick walls and metal deck roof.

From the extrapolation of Table C1.1 and Table C2.2, the floor area and calculated volume of the building as a stand alone building **Does Not Exceed** the limits of Table C2.2 for Type C construction when related to its classification.

Given the buildings method of construction the building is estimated to be **Type C Construction** and therefore **Complies** with the requirements of Table C2.2.

2.7.2 Building No.2 & 3

2.7.2.1 Building No.2

The Building is face clad, portal steel frame building with a metal deck roof.

2.7.2.2 Building No.3

The Building is non load bearing concrete block construction, portal steel frame and metal deck roof.

Buildings 2 & 3 are not separated by fire resistant construction and therefore are considered to be one (1) fire compartment.

From the extrapolation of Table C1.1 and Table C2.2, the floor area and calculated volume of Building No.2 & 3 as a combined stand alone building **Exceeds** the limits of Table C2.2 for Type B construction when related to its mixed classification.

Given the buildings method of construction the building is estimated to be **Type B Construction** and therefore **Does Not Comply** with the requirements of Table C2.2.

Therefore the combined Buildings **Do Not Comply** with Table C1.1 and Table C2.2.

2.7.3 Building No.4

Building No.4 is a metal clad building with a portal steel frame and metal deck roof.

From the extrapolation of Table C1.1 and Table C2.2 the floor area and calculated volume **Exceeds** the limits of Table 2.2 for Type B Construction when related to its Classification.

Given the buildings method of construction the building is estimated to be of **Type B Construction** and therefore **Does Not Comply** with the requirements of Table C2.2.

2.7.4 Building No.5

Building No.5 is a metal clad portal steel frame building with a metal deck roof.

From the extrapolation of Table C1.1 and Table C2.2 the floor area and calculated volume **Does Not Exceed** the limits of Table C2.2 for Type C Construction when related to its Classification.

Given the method of construction the building is estimated to be of **Type C Construction** and therefore **Complies** with the requirements of Table C2.2.

2.7.5 Building No.6

Building No.6 is a metal clad portal steel frame building with a metal deck roof.

From the extrapolation of Table C1.1 and Table C2.2 the floor area and calculated volume **Does Not Exceed** the limits of Table C2.2 for Type C Construction when related to its Classification.

Given the buildings method of construction the building is estimated to be of **Type C Construction** and therefore **Complies** with the requirements of Table C2.2.

2.8 Large Isolated Building (Section C2.3)

2.8.1 Building No.2, 3 & 4

Under the N.S.W Variation C2.3 a Large Isolated Building is;

- a) *“The Building does not exceed 18,000m² in floor area nor exceed 108,000m³ in volume if;*
 - (ii) *The Building is a Class 5 to 9 and protected throughout with a Sprinkler System complying with Specification E1.5 and six (6) metre perimeter vehicular access complying with C2.4(b) is provided.”*

Building No.2 & 3 when reviewed as one building and Building No.4 exceed the floor area and volume limitations of Table 2.2 and therefore are considered Large Isolated Buildings under Section C2.3(a)(ii).

Only Building No.3 is fitted with an Automatic Fire Sprinkler System, however Building No.2 is not and they are not fire separated. Therefore Buildings No.2 & 3 and Building No.4 **Does Not Comply** with Section C2.3(b)(i).

It is proposed that an Alternative Performance Based Engineered Solution will be prepared and lodged with Fire & Rescue NSW under Section 144 of the Environmental Planning and Assessment Regulation 2000.

The Proposed Redevelopment will permit Perimeter Vehicular Access, therefore the Buildings **Comply** with Section C2.3(b)(ii).

2.9 Requirements for Open Spaces & Vehicular Access (Section C2.4)

2.9.1 Buildings No.2 & 3 and Building No.4

Section C2.4 of the BCA states;

- (a) *“An open space required by C2.3 must –*
 - (i) *be wholly within the allotment except that any road, river, or public place adjoining the allotment, but not the farthest 6 m of it may be included; and*
 - (ii) *include vehicular access in accordance with (b); and*
 - (iii) *not be used for the storage or processing of materials; and*
 - (iv) *not be built upon, except for guard houses and service structures (such as electricity substations and pump houses) which may encroach upon the width of the space if they do not unduly impede fire-fighting at any part of the perimeter of the allotment or unduly add to the risk of spread of fire to any building on an adjoining allotment.*

(b) Vehicular access required by this Part –

- (i) must be capable of providing continuous access for emergency vehicles to enable travel in a forward direction from a public road around the entire building; and*
- (ii) must have a minimum unobstructed width of 6 m with no part of its furthest boundary more than 18 m from the building and in no part of the 6m width be built upon or used for any purpose other than vehicular or pedestrian movement; and*
- (iii) must provide reasonable pedestrian access from the vehicular access to the building; and*
- (iv) must have a load bearing capacity and unobstructed height to permit the operation and passage of fire brigade vehicles; and*
- (v) must be wholly within the allotment except that a public road complying with (i), (ii), (iii) and (iv) may serve as the vehicular access or part thereof.”*

Building No.2 & 3 and Building No.4 **Comply** with Section C2.4.

2.10 Schedule of Existing Fire & Other Safety Measures

2.10.1 Building No.1

The inventory of fire safety measures currently installed within Building No.1 has been listed as follows:-

Fire Safety Measures	Installed	Standards of Performance
Fire Hose Reels	Yes	Ordinance 70
Portable Fire Extinguishers	Yes	Ordinance 70
Exit Signage	Yes	Ordinance 70
Emergency Lighting	Yes	Ordinance 70
Smoke Detection & Alarm System	Yes	Not Known

2.10.2 Building No.2

The inventory of fire safety measures currently installed within Building No.2 has been listed as follows:-

Fire Safety Measures	Installed	Standards of Performance
Fire Hydrants	Yes	Ordinance 70
Fire Hose Reels	Yes	Ordinance 70
Portable Fire Extinguishers	Yes	Ordinance 70
Emergency Lighting	Yes	Ordinance 70
Exit Signage	Yes	Ordinance 70

2.10.3 Building No.3

The inventory of fire safety measures currently installed within Building No.3 has been listed as follows:-

Fire Safety Measures	Installed	Standards of Performance
Fire Hydrants	Yes	Ordinance 70
Fire Hose Reels	Yes	Ordinance 70
Portable Fire Extinguishers	Yes	Ordinance 70
Emergency Lighting	Yes	Ordinance 70
Exit Signage	Yes	Ordinance 70
Automatic Fire Sprinklers	Yes	Ordinance 70 (CA 16)

2.10.4 Building No.4

The inventory of fire safety measures currently installed within Building No.4 has been listed as follows:-

Fire Safety Measures	Installed	Standards of Performance
Fire Hydrants	Yes	Ordinance 70
Fire Hose Reels	Yes	Ordinance 70
Portable Fire Extinguishers	Yes	Ordinance 70
Emergency Lighting	Yes	Ordinance 70
Exit Signage	Yes	Ordinance 70

2.10.5 Building No.5

The inventory of fire safety measures currently installed within Building No.5 has been listed as follows:-

Fire Safety Measures	Installed	Standards of Performance
Fire Hydrants	Yes	Ordinance 70
Fire Hose Reels	Yes	Ordinance 70
Portable Fire Extinguishers	Yes	Ordinance 70
Emergency Lighting	Yes	Ordinance 70
Exit Signage	Yes	Ordinance 70

2.10.6 Building No.6

The inventory of fire safety measures currently installed within Building No.6 has been listed as follows:-

Fire Safety Measures	Installed	Standards of Performance
Fire Hydrants	Yes	Ordinance 70
Fire Hose Reels	Yes	Ordinance 70
Portable Fire Extinguishers	Yes	Ordinance 70
Emergency Lighting	Yes	Ordinance 70
Exit Signage	Yes	Ordinance 70

The Existing Fire Safety Statement incorrectly lists compliances with the Building Code of Australia BCA 2004 when there are many instances with the Relevant Standard.

At the time of writing we have not been provided with a copy of the Fire Engineering Report prepared by Fire Engineered Solutions Pty Ltd dated 29.06.04. Our investigations indicate that this company is no longer in existence.

3.0 EXISTING SITUATION (NON COMPLIANCES)

The Building was inspected on the 24th February, 2014; the results of this inspection are listed below.

3.1 Specification C1.10 Floor Coverings

Floor Coverings in Building No.1 consist of a combination of carpet and vinyl floor coverings.

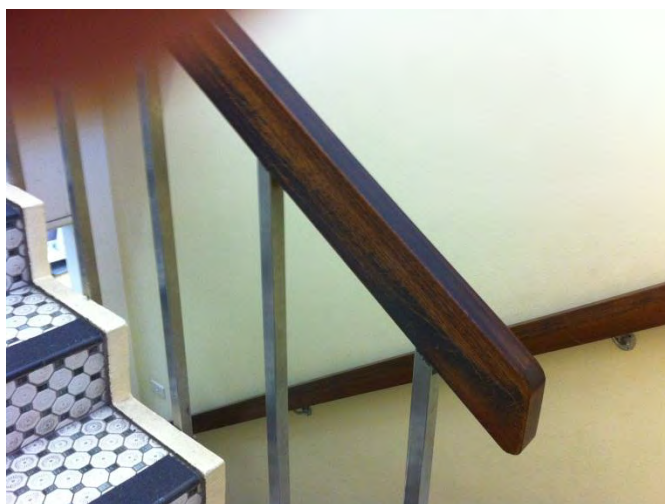
Verification is required that the Floor Coverings throughout the existing office area comply with Specification C1.10.

3.2 Section D2.16 Balustrades and Other Barriers

3.2.1 Building No.1 &2

Existing hand rails are less than 865 mm high, openings in balustrades exceeds the requirements of Section D2.16 (h).

Therefore the Balustrades and Other Barriers **Do Not Comply** with Section D2.16.



3.3 Section D2.20 Swinging Doors

3.3.1 Building No.1 – 6

All Existing Exit Doors required to swing in the direction of travel do so.

To this effect the building **Complies** with the provisions of Section D2.20.

3.4 Section D2.21 Operation of Latches



All egress doors must be fitted with lever handled latches operable by a single handed downward action on a single device.

All nib or knob type latches shall be replaced.

Therefore the latches **Do Not Comply** with Section D2.21.

3.5 Section E1.3 Fire Hydrants

The Existing Fire Hydrant Booster Valve appears to have been installed under the Requirements of Australian Standard AS 2419 – 1995; Fire Hydrant Systems – Part 1 Design, Installation and Commissioning. However, there are many non compliances both with the 1995 Edition and the Current Edition being AS 2419.1 – 2005.

3.5.1

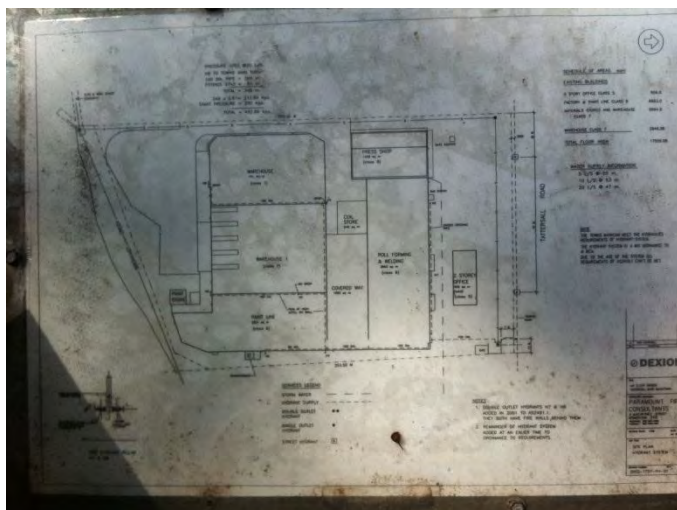
- (a) The Fire Hydrant Booster Valve **Does Not Comply** with Australian Standard AS 2419 – 2005 Part 2, Fire Hydrant Booster Valve
- (b) There are insufficient Suction Hydrants and Booster Inlets for the size of the Buildings.



3.5.2

(a) The Fire Service Block Plan **does not** clearly indicate the following:

- Pipe sizes
- Electric Switch Rooms
- Pad mount transformer
- Installers name



3.5.3

The Fire Hydrant System does not incorporate a ring main as required for Large Isolated Buildings by Clause 8.5.4 of AS 2419.1 – 2005.

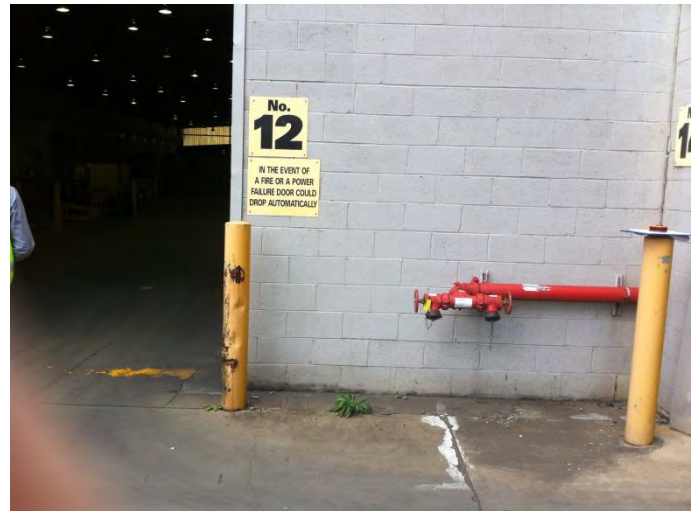
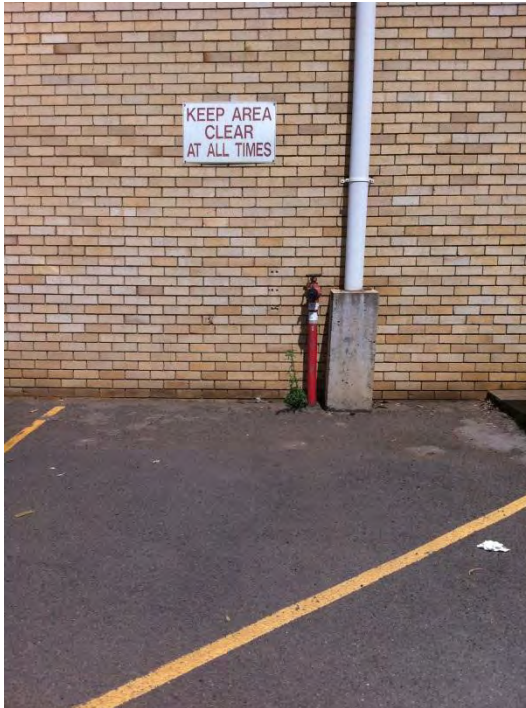
3.5.4

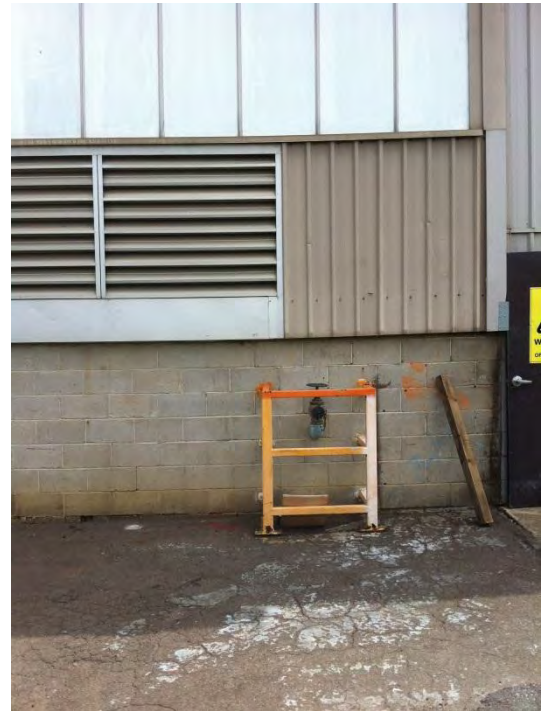
- (a) All external Fire Hydrants are required to be double outlet hydrants under Figure 3.2.2.1 of AS 2419.1 – 2005.
- (b) 100mm clearance has not been provided between the wheel handle and the wall as required by Figure 3.5.1 of AS 2419.1 – 2005.
- (c) The External Fire Hydrant shall be separated from the Building by masonry construction having a Fire Resistance Level (FRL) of not less than that required by the Building in which case separation required shall not be less than 240/240/240.

Where the Building is sprinkler protected and therefore complying as a Large Isolated Building, separation required would be by FRL 90/90/90.

A Structural Engineer shall inspect the walls and certify that the wall by its construction satisfies the requirements of a wall having an FRL of 90/90/90.

Alternatively construct a masonry wall between the Building and the Fire Hydrant with dimensions not less than 5 metres wide by 3 metres high having an FRL of not less than 90/90/90.



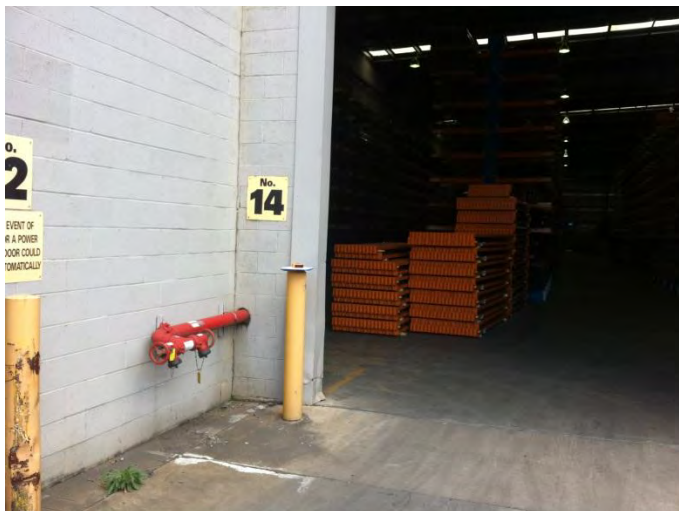


3.5.5

Fire Hydrant is located too close to the Padmount Transformer. Clause 3.2.2.2 (f) of AS 2419.1 – 2005 requires Fire Hydrants to be located not less than 10 metres from a Padmount Transformer or separated by construction having a Fire Resistance Level (FRL) of not less than 90/90/90.

**3.5.6**

External Fire Hydrant is located less than 10 metres from an opening as required by Clause 3.2.2.2 (e) of AS 2419.1 – 2005.



3.5.7

Fire Hydrant Pipework is suspended from a non-fire rated building element while the building is not protected by an Automatic Fire Sprinkler System.

NOTE: As part of the Redevelopment the Fire Hydrant System will be required to have installed a ring main and this pipework will become redundant.



3.5.8

Pipework shown appears to form part of the Fire Hydrant System and indicates that at some stage a Fire Hydrant Pump has been removed.

As part of the Redevelopment of the site a Statement of Available Pressure & Flow shall be obtained from Sydney Water Corporation to ascertain if the Fire Hydrant Pump is required.

The location of the pump **would not comply** with AS 2419.1 – 2005.



3.5.9 **Fire Hydrants – Generally**

Clause 3.2.2.2 of Australian Standard AS 2419 – 2005 Fire Hydrant Systems, Part 1, Design, Installation and Commissioning states that External Fire Hydrants shall be located so that;

- (i) *“All portions of the building shall be within reach of a 10 metre hose stream issuing from the nozzle of a 60 metre length of hose laid on the ground; and*
- (ii) *A minimum of 1 metre of hose shall extend into any room served.”*

- 3.5.9.1 Fire Hydrant Stop Valve shall be fitted with engraved signage stating “FIRE MAIN VALVE – SECURE OPEN”. Lettering shall be 8mm upper case colour contrasting to the background.
- 3.5.9.2 The Stop Valve at the connection to Sydney Water Corporations Main requires the installation of a Path Box and 225mm Riser.
- 3.5.9.3 The Existing Fire Hydrant Block Plan Does Not Comply with AS 2419.1 – 2005. A weather and fade resistant Fire Service Block Plan must be installed under the Fire Hydrant Booster Valve complying with Clause 7.11 of AS 2419.1 – 2005.
- 3.5.9.4 The Fire Hydrant Booster Valve is not fitted with a Notice of Test & Booster Pressure complying with Clause 7.10 of AS 2419.1 – 2005.
- 3.5.9.5 There is no record of the Fire Hydrant System having a Five (5) Yearly test.
- 3.5.9.6 All Fire Hydrants shall be fitted with forged aluminium Stortz coupling with plastic caps and galvanised steel chain to comply with AS 2419.1 – 2005. Cast couplings will not be accepted.
- 3.5.9.7 Fire Hydrant Booster Valve shall be fitted with forged aluminium Stortz coupling with plastic caps and galvanised steel chain to comply with AS 2419.1 – 2005. Cast couplings will not be accepted.

Therefore the Building **Does Not Comply** with the requirements of Section E1.3.

Fire & Rescue NSW **will not** consider any application for varying the requirements for Fire Hydrant System compliance where other non compliances such as Automatic Fire Sprinklers have not been addressed and is highly unlikely to consent to a Fire Hydrant System which does not incorporate a Ring Main.

3.6 Section E1.4 Fire Hose Reels

3.6.1 Generally

Fire Hose Reels are required to be located so as to provide protection to all points on the floor within 36 metres of a Fire Hose Reel.

There are insufficient Fire Hose Reels to cover the floor area of the Buildings when measured along the Path of Travel.

There is no means of isolating the domestic fixtures without interrupting the water supply to the Fire Hose Reels.



- 3.6.1.1 Fire Hose Reel in Building No.3 has not been installed so that the Control Valve is located between 900mm and 1,100mm above the finished floor level.
- 3.6.1.2 Water meter Control Valve shall be located in the open position with a metal strap and padlocked.
- 3.6.1.3 Water meter Control Valve shall be fitted with a Non-Ferrous Metal Engraved Notice stating “Fire Service Valve – Close only to Service Fire Hose Reels”. Letters shall be 8mm high upper case type.
- 3.6.1.4 All Hose Taps shall be fitted with Control Valves.

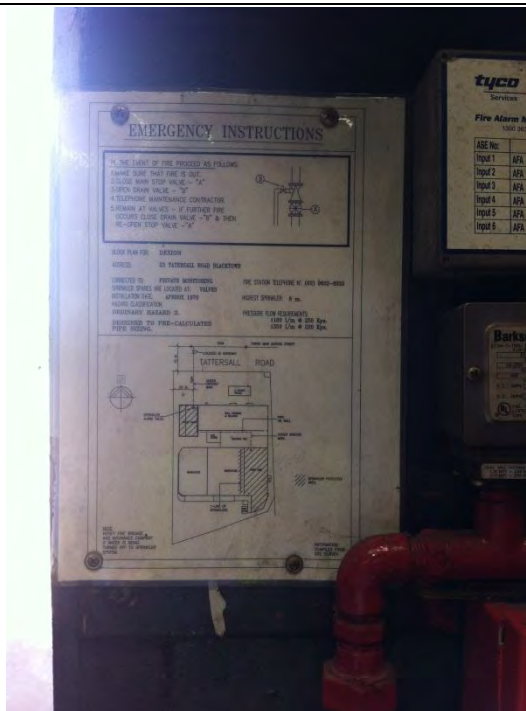
The Existing Fire Hose Reel System **Does Not Comply** with the requirements of Section E1.4.

3.7 Section E1.5 Automatic Fire Sprinkler System

Only Building No.3 has an Automatic Fire Sprinkler System installed. The System appears to have been designed and installed to a now obsolete Code known as CA 16.

- 1) Building No.2 (non sprinkler protected) is not separated by Fire Resistant Construction from Building No.3 as required by Clause 3 of Specification E1.5.
- 2) The Sprinkler Control Valve Set is not located so as to be accessible directly from open space is required by BCA Clause 6(a) Specification E1.5.
- 3) Sprinkler Valve Set is not located in a secure area as required by Clause 6(b) of Specification E1.5.
- 4) There are no facilities for Fire & Rescue NSW to booster the Automatic Fire Sprinkler System.
- 5) The Fire Indicator Panel has not been located at the Main Entry to the Site (Administration Building Foyer).





Sprinkler System Block Plan

As the Buildings are considered a Large Isolated Building, Automatic Fire Sprinklers are also required.

The Existing Building currently **Does Not Comply** with Section C2.3.

By the proposed use Building No.2, 3 & 4 are not required to have an Automatic Sprinkler System installed.

Separation of the Sprinkler Protected and Non Sprinkler Protected Parts (Building No.2 &3) will be addressed under the Performance Provisions EP1.4.

3.8 Section E1.6 Portable Fire Extinguishers

The Portable Fire Extinguishers are located greater than 1200mm above the floor.

All Portable Fire Extinguishers must be installed so that the handle is located not more than 1,000 mm above the floor and the base of the Portable Fire Extinguisher is located not less than 150 mm above the floor.

Therefore Portable Fire Extinguishers **Do Not Comply** with Section E1.6.

3.9 Section E2.2a Smoke Control

Building No.1 has been fitted with a Smoke Detection System however is **Does Not Comply** with AS 1670 as smoke detectors **Do Not** appear to be installed in all rooms.

Smoke detection is not required under Section E2.2 for this Building in this instance, therefore the Building **Complies** with the requirements of Section E2.2a.

3.10 Section E4.2, E4.3 & E4.4 Emergency Lighting

An Emergency Lighting System has not been provided to the degree necessary throughout the Buildings, therefore the buildings **Do Not Comply** with the requirements of Section E4.2, E4.3 & E4.4.

3.11 Section E4.5, E4.6 & E4.8 Exit Lighting

- a) Some Exit Lights were observed not functioning and must be repaired or replaced.
- b) Exit lights shall be fitted with a running man diffuser **Complying** with AS 2293.1 – 2005.

An Exit Lighting System has not been provided to the degree necessary in the existing Building, therefore additional fittings are required. Therefore the building **Does Not Comply** with the requirements of Section E4.5, E4.6 & E4.8.

3.12 Proposed Schedule of Fire & Other Safety Measures

The inventory of Fire Safety Measures for the proposed Buildings have been listed as follows:-

Fire Safety Measures	Required	Standards of Performance BCA 2013
Fire Hydrant System	Yes	E1.3
Fire Hose Reels	Yes	E1.4
Automatic Fire Sprinklers	Yes	E1.5
Portable Fire Extinguishers	Yes	E1.6
Emergency Lighting	Yes	E4.2, E4.3, E4.4
Exit signs	Yes	E4.5, E4.6, E4.8
Paths of travel & exits	Yes	D1.2, D1.4, D1.5, D1.6, D1.10
Perimeter Vehicular Access	Yes	C2.4

3.13 Fire Protection & Structural Capacity

The Certifying Authority in accordance with Clause 143(3) of the Environmental Planning & Assessment Regulation 2000 must prior to the issue of the Occupation Certificate be satisfied that the “fire protection and structural capacity of the existing building” satisfies the requirements of the Building Code of Australia.

4.0 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION – CLAUSE 144

Clause 144 of the Environmental Planning & Assessment 2000 refers to the Fire & Rescue N.S.W and allows an applicant to apply for a variation under the Performance Requirements of the Building Code of Australia where it is not practical and, or possible to comply with the Deemed to Satisfy Provisions of the Building Code of Australia.

This is achieved by engaging the services of a Grade 1 Fire Safety Engineer who will prepare a Fire Safety Engineering Brief (FSEB) for submission to N.S.W Fire & Rescue for comment.

Following comment of the Fire & Rescue N.S.W the Fire Safety Engineer shall submit to Fire & Rescue N.S.W a Fire Safety Engineering Report complete with computer generated Fire Modelling computations indicating that the alternative is equal to or better than the deemed to satisfy requirements of the Building Code of Australia.

Non compliance of Section C2.4 Perimeter Vehicular Access has been identified in this report as a non compliance with the Deemed to Satisfy Provisions.

This item can be addressed under the provisions of Performance Requirements CP9.

In addition the owner of the property may not wish to install an Automatic Fire Sprinkler System due to the cost and inconvenience.

This non compliance of a Sprinkler System installation required by Clause C2.4 and E1.5 can be addressed under the Performance Requirements EP1.4.

5.0 SUMMARY

This report addresses the Fire Safety Matters relating to the property of 23 Tattersall Road, Kings Park.

Each Building as a standalone building, **Does Not Comply** with the Deemed to Satisfy Provisions of the Building Code of Australia.

The Fire Safety Measures of the property will need to be addressed so that all Fire Safety Measures satisfy the requirement of the performance provisions and the Deemed to Satisfy requirements of the Building Code of Australia as appropriate and the relevant Australian Standards, as appropriate and the approved Performance Based Engineered Report.

6.0 CONCLUSION

The primary objective of this report is to assess the Building against the provisions of the BCA and in preparedness for the Redevelopment of the site to ensure the occupants have a work environment which corresponds to Current Building Standards and community expectation.

The Buildings **Do Not Comply** with the Deemed to Satisfy Provisions of the Building Code of Australia.

7.0 RECOMMENDATIONS

It is recommended that the following steps be taken to ensure an adequate level of Fire Safety;

1. All aspects of the building relating to the safe evacuation of the occupants shall be addressed.
2. The Fire Hose Reel System shall comply with Section E1.4 of the Building Code of Australia.
3. The Fire Hydrant System shall comply with Section E1.3 the Building Code of Australia.
4. Install an Automatic Fire Sprinkler System to the existing building complying with Section E1.5 the Building Code of Australia.
5. Exit & Emergency Lighting shall comply with Section E4 the Building Code of Australia.
6. It is recommended that the following items be addressed under the Performance Provisions listed below;
 - i) CP1 Structural Stability
 - ii) CP2 Spread of Fire
 - iii) CP9 Perimeter Vehicular Access
 - iv) EP1.4 Fire Sprinklers

8.0 REFERENCES

- i. Building Code of Australia BCA Volume 1 2013
- ii. Environmental Assessment & Planning Regulation 2000
- iii. N.S.W Fire Brigades Vehicle Requirements (Guidelines for Emergency Vehicle access) OS-E-98/02-04059
- iv. Australian Standard AS 1221 – 1997/Amdt 1 -2003 Fire Hose Reels
- v. Australian Standard AS 1670.1 – 2004/Amdt 1-2005 Fire Detection, Warning, Control and Intercom Systems – System Design, Installation and Commissioning – Fire
- vi. Australian Standard AS 1670.3 – 2004 Fire Detection, Warning, Control and Intercom Systems – System Design, Installation and Commissioning – Fire Alarm Monitoring
- vii. Australian Standard AS 1735.12 – 1999 Lifts, escalators and moving walks – Facilities for persons with disabilities
- viii. Australian Standard AS 1851 – 2012 Maintenance of Fire Protection Equipment
- ix. Australian Standard AS 1905.1 – 2005 Components for the Protection of Openings in Fire-resistant Walls – Fire-resistant doorsets
- x. Australian Standard AS 2118.1 – 1999 Automatic Fire Sprinkler Systems – General Requirements
- xi. Australian Standard AS 2118.4 – 1995 Automatic Fire Sprinkler Systems – Residential
- xii. Australian Standard AS 2293 – 2005 Emergency Escape Lighting and Exit Signs
- xiii. Australian Standard AS 2293.1 – 2005/Amdt 1-2008 Emergency Escape Lighting and Exit Signs for Buildings – System Design, Installation and Operation
- xiv. Australian Standard AS 2419.1– 2005 Fire Hydrant Systems, Design Installation & Commissioning
- xv. Australian Standard AS 2419.2 – 2009 Fire Hydrant Installations Part 2, Fire Hydrant Valves
- xvi. Australian Standard AS 2419.3 – 2012 Fire Hydrant Installations Part 3, Fire Brigade Booster Connections
- xvii. Australian Standard AS 2441 – 2005/Amdt 1-2009 Installation of Hose Reels
- xviii. Australian Standard AS 2444 – 2001 Portable Fire Extinguishers and Fire Blankets, Selection and Location
- xix. Australian/ New Zealand Standard AS/NZS 2890.1 – 2004/Amdt 1-2005 Parking Facilities – Off-street Car Parking
- xx. Australian Standard AS 2941 – 2008 Fixed Fire Protection Installations – Pumpset Systems
- xxi. Australian/New Zealand Standard AS/NZS 3500 National Plumbing and Drainage, Parts 1 to 4 – 2003, and Part 5 – 2000
- xxii. Australian Standard AS 3745 – 2010 Planning for Emergencies in Facilities
- xxiii. Australian Standard AS 3786 – 1993/Amdt 1 & 2-1995/Amdt 3-2001/Amdt 4-2003 Smoke Alarms

This Report was prepared by:

Michael Harvey G.I. Fire.E

Qualifications;

- ◆ Advanced Cert. Fire Technology
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- Graduate Member Institute of Fire Engineers (G.I. Fire.E)
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- Corporate Silver Member Fire Protection Association Australia (FPA)

9.0 APPENDIX A

B.C.A. ASSESSMENT EXISTING BUILDING

1.0 SECTION A BUILDING CLASSIFICATION

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
A1.1	Definitions					
A1.2	Adoption of Standards	1 - 6	NO	YES	Application of standards as required.	
A1.3	Referenced standards	1 - 6	NO	YES	Refer to Specification A1.3 for edition of particular Australian Standard.	
A2.1	Suitability of materials	1 - 6	NO	YES	Building to be constructed as required by the provisions of the BCA ie Sections A to J as is required.	
A2.3	Classification of building	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings.	Building classified as Class 5, 7b, 8.
A4.1	United building	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

2.0 SECTION B STRUCTURAL ELEMENTS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Part B1	Structural Elements					
B1.0 to B1.4	Structural provisions	1 - 6	YES	YES	Structural design of the building must take into account the loads, actions and structural resistance that are required under this section of the BCA.	

3.0 SECTION C FIRE SEPARATION/COMPARTMENTATION

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Part C1	Fire Resistance & Stability					
C1.1	Type of Construction required	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to this building.	
C1.2	Calculation of rise in storeys	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings.	Buildings 1 & 2 = 2 Buildings 3, 4, 5 & 6 = 1
C1.3	Buildings of multiple classification	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to this building. BUILDING COMPLIES.	
C1.4	Mixed types of construction	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C1.5	Two storey Class 2, 3 or 9c buildings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C1.6	Class 4 parts of buildings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C1.7	Open spectator stands and indoor sports stadiums	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C1.8	Lightweight construction (based on material selection)	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C1.9	* * * * *				The BCA states “ <i>THIS CLAUSE HAS BEEN DELIBERATELY BEEN LEFT BLANK</i> ”	
C1.10	Fire hazard properties	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to this building. BUILDING TO COMPLY. The provision has application to surface finishes, floor coverings, false or suspended ceilings, light admitting roof sheets & materials that are used within paths of travel to exits. Verification of these materials are to be provided to the Certifying Authority.	The certifying authority shall obtain Certification that proposed and existing finishes comply with C1.10

(Section C continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
C1.11	Performance of external walls in fire	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C1.12	Non-combustible materials	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Part C2	Compartmentation & Separation					
C2.1	Application of Part	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C2.2	General floor area and volume limitations	2 - 6	YES	YES	This section <i>IS APPLICABLE</i> to this building. <i>BUILDING DOES NOT COMPLY.</i>	Refer to Section C2.3 Large Isolated Building.
C2.3 (NSW) variation	Large isolated building	2 - 6	NO	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS DO NOT COMPLY.</i>	To be addressed under the Performance Provisions CP1, CP2, CP9 & EP1.4.
C2.4	Requirements for open space and vehicular access	2 - 6	NO	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY</i> when Sprinklers are installed.	Requirements for open space and perimeter access does not comply where sprinkler protection is to be removed under the Performance Provisions.
C2.5	Class 9a & 9c buildings Smoke & Fire compartments	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C2.6	Vertical separation of openings in external walls	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C2.7	Separation by fire wall	2 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
C2.8	Separation of Classifications in the same storey	2 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C2.9	Separation of Classifications in different storeys	2 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C2.10	Separation of lift shafts	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C2.11	Stairways and lifts in one shaft	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Section C continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
C2.12	Separation of Equipment	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C2.13	Electrical Supply System	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C2.14	Public corridors in Class 2 & 3 buildings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Part C3	Protection of Openings					
C3.1	Application of Part	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.2	Protection of openings in External Walls	1 - 6	NO	NO	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
C3.3	Separation of External Walls and associated openings in different fire compartment.	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building for Type C Construction.	
C3.4	Acceptable methods of protection	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building for Type C Construction.	
C3.5	Doorways in fire walls	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
C3.6	Sliding Fire Doors	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.7	Protection of Doorways in horizontal Exits	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.8	Openings in Fire-isolated exits	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.9	Service penetrations in fire Isolated Exits	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.10	Openings in Fire Isolated Lift Shafts	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.11	Bounding Construction; Class 2, 3 & 4 Buildings	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.12	Openings in Floors & Ceilings for Services	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Section C continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
C3.13	Openings in Shafts	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.14	* * * * *				The BCA states “ <i>THIS CLAUSE HAS BEEN DELIBERATELY BEEN LEFT BLANK</i> ”	
C3.15	Openings for Service Installations	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
C3.16	Construction Joints	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
C3.17	Columns protected with lightweight Construction to achieve an FRL	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

4.0 SPECIFICATION C1.1 FIRE-RESISTING CONSTRUCTION

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	General Requirements					
Clause 2.1	Exposure to fire source features (FSF)	1 - 6	YES	YES	FSF see definition under A1.1	
Clause 2.2	Fire protection for a support of another part	1 - 6	YES	YES	This provision will need to be considered when the Structural Engineer's reports are available.	
Clause 2.3	Lintels	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 2.4	Attachments not to impair fire-resistance	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Specification C1.1 continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2.5	General Concessions	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
(a)	Steel Columns					
(b)	Timber Columns					
(c)	Structures on roofs					
(d)	Curtain Walls and Panel Walls					
(e)	<i>(intentionally left blank)</i>					
(f)	Balconies and verandahs					
Clause 2.6	Mezzanine floors: Concession	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 2.7	Enclosure of shafts	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 2.8	Carparks in Class 2 and 3 buildings	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 2.9	Residential aged care building: Concession	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	Type A fire-resisting construction	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.1	Fire-resistance of building elements	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.2	Concessions for floors	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.3	Floor loading of Class 5 and 9b buildings: Concession	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.4	Roof superimposed on concrete slab: Concession	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.5	Roof: Concession	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	



(Specification C1.1 continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 3.6	Rooflights	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.7	Internal columns and walls: Concession	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.8	Open spectator stands and indoor sports stadiums: Concession	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.9	Carparks	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.10	Class 2 buildings: Concession	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Type B fire resisting construction	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4.1	Fire-resistance of building elements	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4.2	Carparks	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4.3	Class 2 buildings: Concession	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 5	Type C fire resisting construction	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
Clause 5.1	Fire-resistance of building elements	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings.	The Buildings generally satisfy this Clause, however a Structural Engineers' report should consider and take into account the provisions of Clause 5.1 of Specification C1.1.
Clause 5.2	Carparks	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	

5.0 SPECIFICATION C1.8 STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Application	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 3	Tests	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 3.1	Walls of certain Class 9b buildings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 3.2	Walls of shafts and fire-isolated exits generally	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 3.3	Additional requirements for lift shafts	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 3.4	Walls generally	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 4	Test Specimens	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 4.1	General	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 4.2	Testing in-situ	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	
Clause 4.3	Testing of specimens	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to this building.	

(Specification C1.8 continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 5 (a)	Test Methods Material tests	N/A	NO	NO	 This section <i>IS NOT APPLICABLE</i> to this building.	
(b)	For resistance to static pressure	N/A	NO	NO		
(c)	For resistance to impact	N/A	NO	NO		
(d)	For resistance to surface indentation	N/A	NO	NO		
(e)	For resistance to lift shaft construction to repetitive load	N/A	NO	NO		
Clause 6 (a)	Criteria for compliance Materials	N/A	NO	NO	 This section <i>IS NOT APPLICABLE</i> to this building.	
(b)	Damage	N/A	NO	NO		
(c)	Deflection – static pressure	N/A	NO	NO		
(d)	Deflection – impact	N/A	NO	NO		
(e)	Surface indentation	N/A	NO	NO		

6.0 SPECIFICATION C1.10 FIRE HAZARD PROPERTIES

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Application					
Clause 3	Floor linings and floor coverings	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. The Buildings <i>MUST COMPLY</i> .	Certification of the Existing and proposed Floor Coverings to be provided to the Certifying Authority.
Clause 4	Wall and ceiling linings	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> , Buildings <i>TO COMPLY</i> .	Certification of the Existing and proposed Floor Coverings to be provided to the Certifying Authority.
Clause 5	Air-handling ductwork	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 6	Lift cars	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 7	Other materials	1 - 6	NO	YES	This section <i>IS APPLICABLE</i> , Buildings <i>TO COMPLY</i> .	

7.0 SPECIFICATION C1.11 PERFORMANCE OF EXTERNAL WALLS IN FIRE

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Application	2 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	General requirements for external wall panels	2 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Additional requirements for vertically spanning external wall panels adjacent to columns	2 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	


8.0 SPECIFICATION C2.5 SMOKE-PROOF WALLS IN HEALTH-CARE AND AGED CARE BUILDINGS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Smoke-proof walls required by C2.5 in Class 9a health care buildings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	Smoke-proof walls required by C2.5 in Class 9c aged care buildings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Doorways in smoke proof walls Class 9a and 9c	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

9.0 SPECIFICATION C3.4 FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Fire doors	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	Smoke doors	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.1	General requirements	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3.2	Construction deemed to satisfy	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Fire shutters	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 5	Fire windows	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

10.0 SPECIFICATION C3.15 PENETRATION OF WALLS, FLOORS AND CEILINGS BY SERVICES

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Application	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	Metal pipe systems	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Pipes penetrating sanitary compartments	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 5	Wires and cables	N/A	NO	NO	This section <i>IS APPLICABLE</i> , Building <i>TO COMPLY</i> .	
Clause 6	Electrical switches and outlets	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 7	Fire-stopping					
(a)	Material	N/A	NO	NO	 This section <i>IS NOT APPLICABLE</i> to these buildings.	
(b)	Installation	N/A	NO	NO		
(c)	Hollow construction	N/A	NO	NO		
(d)	Recesses	N/A	NO	NO		
(e)	Test	N/A	NO	NO		

11.0 SECTION D ACCESS AND EGRESS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Part D1	Provision for Escape					
D1.1	Application of Part					
D1.2	Number of exits required	1 - 6	YES	YES	This Section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D1.3	When fire isolated stairways and ramps are required	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D1.4	Exit travel distances	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D1.5	Distance between alternative exits	1 - 6	YES	YES	This Section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D1.6	Dimensions of Exits & paths of travel to exits	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to this building. <i>BUILDINGS COMPLY.</i>	
D1.7	Travel via fire isolated exits	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D1.8	External Stairways or Ramps in lieu of Fire Isolated Exits	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D1.9	Travel by non fire isolated Stairways or Ramps	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D1.10	Discharge from exits	1 - 6	YES	YES	This Section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D1.11	Horizontal Exits	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D1.12	Non Required Stairways, Ramps and Escalators	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Section D continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
D1.13	Number of persons accommodated	1 - 6	YES	YES	This Section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D1.14	Measurement of distances	1 - 6	YES	YES	This Section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D1.15	Method of measurement	1 - 6	YES	YES	This Section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D1.16	Plant rooms, lift machine rooms and electricity network substations: Concession	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D1.17	Access to lift pits	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Part D2	Construction of Exits					
D2.1	Application of Part					
D2.2	Fire isolated stairways and ramps	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.3	Non Fire Isolated Stairs & Ramps	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.4	Separation of Rising & Descending Stair flights	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.5	Open Access Ramps & Balconies	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.6	Smoke Lobbies	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.7	Installations in exits & paths of travel	1 - 6	YES	YES	This Section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS DO NOT COMPLY.</i>	Electrical switch boards to be enclosed in non combustible material.
D2.8	Enclosure of space under stairs and ramps	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.9	Width of required stairways & ramps	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Section D continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
D2.10	Pedestrian Ramps	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.11	Fire Isolated Passageways	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.12	Roof as Open space	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.13	Goings & Risers	1, 2 & 3	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D2.14	Landings	1 & 2	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D2.15	Thresholds	1 - 6	YES	YES	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.16	Balustrades or other barriers	1 & 2	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS DO NOT COMPLY.</i>	Balustrades in Buildings 1 & 2 shall comply with Section D2.16
D2.17	Handrails	1 & 2	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.18	Fixed Platforms, Walkways, Stairways and Ladders	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.19	Doorways & doors	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D2.20	Swinging Doors	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS COMPLY.</i>	
D2.21	Operation of latch	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS DO NOT COMPLY.</i>	All Latches shall be operable by a single downward action on a single device without the use of a key.
D2.22	Re-Entry from Fire Isolated Exits	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
D2.23	Signs on doors	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Section D continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
D2.24	Protection of openable windows	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Part D3	Access for People with a Disability					
D3.1	General building access requirements				Not addressed in this Report.	
D3.2	Access to buildings				Not addressed in this Report.	
D3.3	Parts of buildings to be accessible				Not addressed in this Report.	
D3.4	Exemptions				Not addressed in this Report.	
D3.5	Accessible carparking				Not addressed in this Report.	
D3.6	Signage				Not addressed in this Report.	
D3.7	Hearing augmentation				Not addressed in this Report.	
D3.8	Tactile indicators				Not addressed in this Report.	
D3.9	Wheelchair seating spaces in Class 9b assembly buildings				Not addressed in this Report.	
D3.10	Swimming pools				Not addressed in this Report.	
D3.11	Ramps				Not addressed in this Report.	
D3.12	Glazing on an accessway				Not addressed in this Report.	

12.0 SPECIFICATION D1.12 NON REQUIRED STAIRWAYS, RAMPS AND ESCALATORS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 1	Scope	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 2	Requirements	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

13.0 SPECIFICATION D3.6 BRAILLE AND TACTILE SIGNS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 1	Scope				Not addressed in this Report.	
Clause 2	Location of braille and tactile signs				Not addressed in this Report.	
Clause 3	Braille and tactile sign specification				Not addressed in this Report.	
Clause 4	Luminance contrast				Not addressed in this Report.	
Clause 5	Lighting				Not addressed in this Report.	
Clause 6	Braille				Not addressed in this Report.	

14.0 SPECIFICATION D3.10 ACCESSIBLE WATER ENTRY/EXIT FOR SWIMMING POOLS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 1	Scope				Not addressed in this Report.	
Clause 2	Fixed or moveable ramp				Not addressed in this Report.	
Clause 3	Zero depth entry				Not addressed in this Report.	
Clause 4	Platform swimming pool lift				Not addressed in this Report.	
Clause 5	Sling-style swimming pool lift				Not addressed in this Report.	
Clause 6	Aquatic wheelchair				Not addressed in this Report.	

15.0 SECTION E SERVICES AND EQUIPMENT – PART E1 FIRE FIGHTING EQUIPMENT

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
E1.1	* * * * *				The BCA states “ <i>THIS CLAUSE HAS BEEN DELIBERATELY BEEN LEFT BLANK</i> ”	
E1.2	* * * * *				The BCA states “ <i>THIS CLAUSE HAS BEEN DELIBERATELY BEEN LEFT BLANK</i> ”	
E1.3	Fire hydrants	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS DO NOT COMPLY.</i>	Fire Hydrant System is to be upgraded with a ring main around Buildings 2, 3 & 4 Complying with Section C2.3 and AS 2419.1 – 2005. Additional Fire Hydrants required throughout the site.
E1.4	Fire hose reels	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to this building, <i>BUILDING DOES NOT COMPLY.</i>	Control Valves must be installed in the water supply system to ensure that the Fire Hose Reels supply is not interrupted during domestic fixture maintenance. Additional Fire Hose Reels required to satisfy Section E1.4.
E1.5	Sprinkler system	1 - 6	NO	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS DO NOT COMPLY.</i>	Install an Automatic Fire Sprinkler System Complying with AS 2118.1 – 1999 and Specification E1.5 as required under Clause C2.3.
E1.6	Portable fire extinguishers	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS DO NOT COMPLY.</i>	Portable Fire Extinguishers shall be installed in accordance with AS 2444.
E1.7	* * * * *				The BCA states “ <i>THIS CLAUSE HAS BEEN DELIBERATELY BEEN LEFT BLANK</i> ”	
E1.8	Fire control centres	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Section E – Part 1 continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
E1.9	Fire Precautions During Construction	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E1.10	Provisions for special hazards	2, 3 & 4	NO	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS TO COMPLY.</i>	Install Fire Monitors in Areas of High Hazard.

16.0 SPECIFICATION E1.5 FIRE SPRINKLER SYSTEMS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Adoption of AS 2118	2 - 4	NO	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS DO NOT COMPLY.</i>	Automatic Fire Sprinkler System to be addressed under the Performance Provisions CP1, CP2, CP9 & EP1.4.
Clause 3	Separation of sprinklered and non-sprinklered areas	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS DO NOT COMPLY.</i>	Automatic Fire Sprinkler System to be addressed under the Performance Provisions CP1, CP2, CP9 & EP1.4.
Clause 4	Protection of openings	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 5	Fast response sprinklers	2, 3 & 4	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 6	Sprinkler valve enclosures	2, 3 & 4	YES	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS DO NOT COMPLY.</i>	Valve set enclosure to comply with Specification E1.5.
Clause 7	Water supply	2, 3 & 4	NO	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS DO NOT COMPLY.</i>	Water supply to comply with AS 2118.1 - 1999.
Clause 8	Building occupant warning system	2, 3 & 4	NO	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS DO NOT COMPLY.</i>	Building occupant warning system to be installed complying with Specification E1.5 & AS 1670.

(Specification E1.5 continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 9	Connection to other systems	2, 3 & 4	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 10	Anti-tamper devices	2, 3 & 4	NO	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS DO NOT COMPLY</i> .	All valves to be fitted with anti-tamper device.
Clause 11	Sprinkler systems in carparks	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 12	Class 9c aged care buildings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 13	Sprinkler systems in lift installations	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

17.0 SPECIFICATION E1.8 FIRE CONTROL CENTRES

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Purpose and content	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	Location of fire control centre	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Equipment not permitted within a fire control centre	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 5	Ambient sound level for a fire control centre	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 6	Construction of a fire control room	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 7	Protection of openings in a fire control room	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 8	Doors to a fire control room	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 9	Size and contents of a fire control room	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Specification E1.8 continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 10	Ventilation and power supply for a fire control room	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 11	Sign for a fire control room	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 12	Lighting for a fire control room	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

18.0 SECTION E SERVICES AND EQUIPMENT – PART E2 SMOKE HAZARD MANAGEMENT

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
E2.1	Application of Part					
E2.2 (a)(ii)	General requirements	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E2.2 (b)	General requirements	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Table E2.2a	General provisions	1 - 6	YES	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	Exiting Smoke Detection System in the office is non compliant however is not required. Smoke Hazard Management of Buildings No.2, 3 & 4 to be addressed under the Performance Provision EP2.2.
Table E2.2b	Specific provisions	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E2.3	Provision for special hazards	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

19.0 SPECIFICATION E2.2a SMOKE DETECTION AND ALARM SYSTEMS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Type of system	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	Smoke alarm system	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Smoke detection system	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 5	Smoke detection for smoke control systems	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 6	Building occupant warning system	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 7	System monitoring	2, 3 & 4	YES	YES	This section <i>IS APPLICABLE</i> to these buildings.	Fire system monitoring shall be maintained as part of the Fire Service Upgrade strategy.

20.0 SPECIFICATION E2.2b SMOKE EXHAUST SYSTEMS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Smoke exhaust capacity	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	Smoke exhaust fans	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Smoke reservoirs	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 5	Smoke exhaust fan and vent location	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 6	Make-up air	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 7	Smoke exhaust system control	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Specification E2.2b continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 8	Smoke detection	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

21.0 SPECIFICATION E2.2c SMOKE-AND-HEAT VENTS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 1	Adoption of AS 2665	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 2	Controls	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	* * * * *				The BCA states “ <i>THIS CLAUSE HAS BEEN DELIBERATELY BEEN LEFT BLANK</i> ”	

22.0 SECTION E SERVICES AND EQUIPMENT – PART E3 LIFT INSTALLATIONS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
E3.1	Lift installations	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E3.2	Stretcher facility in lifts	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E3.3	Warning against use of lifts in fire	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E3.4	Emergency lifts	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E3.5	Landings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E3.6	Passenger lifts	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E3.7	Fire service controls	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

(Section E – Part E3 continued)

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
E3.8	Aged care buildings	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E3.9	Fire service recall operation switch	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E3.10	Lift car fire service drive control switch	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

23.0 SPECIFICATION E3.1 LIFT INSTALLATIONS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
Clause 2	Lift cars exposed to solar radiation	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 3	Lift car emergency lighting	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 4	Cooling of lift shaft	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 5	Lift foyer access	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
Clause 6	Emergency access doors in a single enclosed lift shaft	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	

24.0 SECTION E SERVICES AND EQUIPMENT – PART E4 EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS

BCA 2013	Deemed to Satisfy Provision	Building No.	Existing	Required	Comment	Work to be Completed
E4.1	* * * * *				The BCA states “ <i>THIS CLAUSE HAS BEEN DELIBERATELY BEEN LEFT BLANK</i> ”	
E4.2	Emergency lighting requirements	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS DO NOT COMPLY.</i>	Emergency Lighting to be installed throughout both Buildings, Complying with AS 2293.1 – 2005.
E4.3	Measurement of distance	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings, <i>BUILDINGS MUST COMPLY.</i>	Emergency Lighting System to comply with AS 2293.1 – 2005 and amendments.
E4.4	Design and operation of emergency lighting	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS DO NOT COMPLY.</i>	Emergency Lighting to be installed throughout both Buildings, Complying with AS 2293.1 – 2005.
E4.5	Exit signs	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS DO NOT COMPLY.</i>	Additional Exit Signs shall be installed throughout both Buildings in accordance with AS 2293.1 – 2005.
E4.6 NSW	Direction signs	1 - 6	NO	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS TO COMPLY.</i>	Exit Lighting System to comply with AS 2293 – 2005 and amendments.
E4.7	Class 2 and 3 buildings and Class 4 parts: Exemptions	N/A	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	
E4.8	Design and operation of exit signs	1 - 6	YES	YES	This section <i>IS APPLICABLE</i> to these buildings. <i>BUILDINGS TO COMPLY.</i>	Exit Lighting System to comply with AS 2293 – 2005 and amendments.
E4.9	EWIS Sound systems and intercom systems for emergency purposes	1 - 6	NO	NO	This section <i>IS NOT APPLICABLE</i> to these buildings.	