

C/- Giles Planning
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BCA/NCC Compliance assessment of the Existing 2 Storey Building at 75 Bridge St Muswellbrook NSW

1. Introduction

This report is the assessment of the Existing 2 Storey Building at the above address to determine how the building stacks up against current (NCC/BCA) Building Code of Australia 2019 Amdt.1 in terms of Compliance. The building has been historically used as a Class 5/6 according to Councils correspondence that relates to Fire Safety Schedule and pre dates any BCA Edition with compliance most likely achieved through an Ordinance Standard. The main purpose of report is to comment on Fire/ Life Safety as requested in council correspondence email sent to us.









The assessment relates to the BCA/NCC 2019 Amdt.1 and NSW Environmental Planning and Assessment legislation current at the time and therefore does not necessarily infer building compliance with the same legislation at some other point in time. The assessment relates specifically to the building the subject of this report and therefore should not be construed to apply to any other building.

Generally, the report only comments on specific matters to be verified or addressed and specific non-compliances. Other comment may be made or required by other consultants where necessary to explain requirements for interrelated elements and systems of the building.

Plans Assessed – NIL – NOT PROVIDED

Development Consent – NOT PROVIDED

Inspection undertaken – YES



2. Limitations

This report generally only comments on new BCA/NCC requirements (2019) Amdt.1

This report does not comment on the as built building compliance at the time it was approved/ built (see below limitations) this is due to the fact that it is an existing building and typically it is assumed that such infrastructure complies with the BCA or relevant Building Code or Ordinance at the time of construction.

The report generally only comments on BCA/NCC requirements (2019) that are critical in terms of Life/ Building Safety compliance which is consistent with Council approach for upgrade of existing buildings and undertaking such reports

The report does not specifically comment/ cover the following:

- Concealed building elements. The inspection of the building was a visual inspection only limited to accessible parts of the building at the time of inspection. Therefore, no inspection has been made of the concealed structural elements, waterproofing, concealed fire penetrations, ceiling cavities and the like.

- Structural Adequacy - The structural adequacy and materials of the existing building elements were not checked during inspection; this would need to be verified by a practicing structural engineer.
- Accessibility under the BCA, Premises Standards is not covered in this report and will require input from an accredited access consultant (Disability Access)
- Existing Glazing - Should an assessment of the glazing be required for glass within the office/amenities building, a glazier should be engaged to ensure that the installed windows meet AS1288 – 2006 and AS2047.
- Existing Performance of Slip Resistance installations to stairs and ramps
- Toilet Facilities (Numbers)
- Floor/ Wall Coverings Existing and Proposed (Fire Hazard Properties Specification C1.1)

3. Description of 'Existing' Building/s

Location: **75 Bridge St Muswellbrook NSW**

Proposed Use of Building: Ground – Class 5/6 Food St
First Floor – Class 9b (Place of Worship or the like)

Classification: (A3.2/A3.3)

Rise in Storeys: 2 (Total) (C1.2)

Type of Construction: B

4. Egress, Barriers, Stairs, Fire Resistance and the like (Fire/ Life Safety)



Image (a)



Image (b)



Image (c)



Image (d)



Image (e)



Image (f)



Image (g)



Image (h)

Non-Compliances – (Fire related as they relate to a “REQUIRED” Egress stairway requirements)

1. Two (2) Stairways are required to serve the upper level as 9b USE
2. The raised section of floor is considered a stair and requires handrail, nosings and the like as it contains 2 risers **Image (h)**
3. Internal Stair had some inconsistent risers in terms of dimensions and differences between some risers and other risers **Image (a) and (e)**
4. Handrail dimensions and geometry did not comply in terms of gripping and usability (a 38mm or similar) round rail is required with nothing that will break the handhold for length of rail. **Image (a) and (d)**
5. Balustrade (Barrier) on flight of stairs was less than 865mm above stair nosings which does not comply with BCA **Image (a)**
6. Handrails are not continuous through the flights **Image (a)**
7. There are doorways that open directly onto stairways which is not compliant with the BCA (A landing is required) **Image (c)**

8. There is a step located at doorway threshold which is not compliant with the BCA **Image (b)**

9. There is non compliant head clearance above riser on exit stair (2m required) **Image (f)**

10. No handrail provided at stairway **Image (e)**

11. Enclosure under required stairway is not fire rated as required in BCA **Image (g)**

12. **All stairs** require the following under current code:

➤ All treads of ALL stairways must have —

(A) a 30% Luminous contrasting nosing to the surface they are on; and

(B) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; OR

a nosing strip with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586

➤ All landings of ALL stairways must have —

(A) a surface with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586; OR

(B) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586, where the edge leads to a flight below.

13. There are several locations on all levels where there needs to be more exits signs installed and more directional signs indicating where the initial and alternative exits are located from all points in a room (within first 20m of escape). Some exit signs were also obstructed, and compliance was not achieved Part E4 of the BCA/NCC

14. Some exit doors swing inwards, exit doors serving area over 200m² must swing outwards in the direction of egress

15. Door Hardware was not compliant throughout the whole building and will need to comply with the below, many locations had deadbolts, locks and other barriers that do not meet the requirements for an exit door (See D2.21 below)

D2.21 Operation of latch

Vic D2.21(a)

(a) A door in a *required exit*, forming part of a *required exit* or in the path of travel to a *required exit* must be readily openable without a key from the side that faces a person seeking egress, by—

(i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area *required* to be *accessible* by Part D3—

(A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and

(B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or

16. The floor separating Ground and First Floor must have a fire rating as per one of the below options

- (i) be constructed so that it is at least of the standard achieved by a floor/ceiling system incorporating a ceiling which has a *resistance to the incipient spread of fire* to the space above itself of not less than 60 minutes; or
- (ii) have an FRL of at least 30/30/30; or
- (iii) have a *fire-protective covering* on the underside of the floor, including beams incorporated in it, if the floor is *combustible* or of metal; and

17. All walls (including rear wall returns) within 3m of side boundaries require an FRL (Fire Resistance Level) of 120/120/120 (120 minutes) and therefor all openings (Doors, Windows and any other opening/ vent or similar) within these walls needs to have Protection in accordance with BCA C3.4 and Specification C3.4 of the BCA

There were several openings in the side external walls and rear wall which would be a non-compliance in this regard

5. Required Fire Safety Measures (Non Compliances would exist with regards to compliance with below BCA and Standards as in force)

Essential Fire and Other Safety Measures	Standard of Performance
Emergency Lighting (NON COMPLIANCES) not evident as being over ALL required exit stairs and stairs leading to required exit	BCA Clauses E4.2/E4.4 & AS/NZS 2293.1-2005
Exit Signs (NON COMPLIANCES) some not illuminated	BCA Clauses E4.5/NSW E4.6/E4.7/E4.8 and AS/NZS 2293.1-2005
Path of Travel for stairways	EP&A Reg. 2000 Clauses 184-186
Portable Fire Extinguishers	BCA Clause E1.6 and AS 2444-2001

Compliance would need to be checked and tested by accredited Fire Safety Practitioner

6. Conclusion

There a few BCA non compliances that need to be reviewed and possibly addressed, given the building is already built any upgrade of some of the items would require modification to existing building that would be in some instances no feasible it is suggested that a Fire Engineer could be engaged to undertake a Fire Safety Strategy, the uses amended to be more BCA friendly or similar to ensure compliance with the Performance requirements of the BCA rather than the prescriptive DTS measures



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