

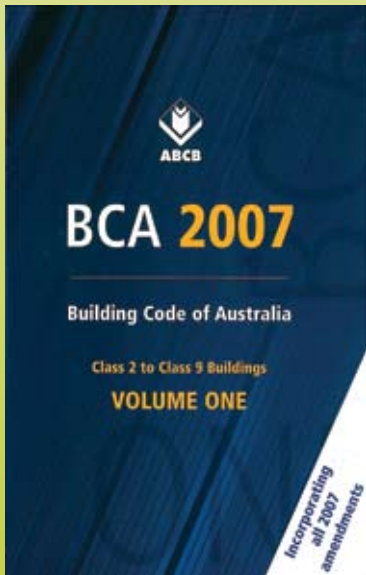
CAB CERTIFICATION ADVICE BULLETIN

ISSUE 5
MAY 2007



NEW BCA 2007 - MAY

“
MOST OF THE BCA 2007
CHANGES RELATE TO
UPDATES AND MINOR
TECHNICAL CHANGES”



The BCA 2007 came into force in May 2007 and in this edition of CAB we will provide an overview to some of the changes to Volume One (Class 2 to Class 9) that may have an effect on the way we design or regulate buildings in the future. This edition of CAB is not intended to be a technical reference document and further investigations as to the impact on the changes of BCA 2007 may be warranted.

With the exception of some minor technical changes most of the BCA 2007 changes relate to references to “other documents and update energy efficiency provisions including providing additional information” (BCA 2007).

BCA 2007 CHANGES

Some of the changes of interest within the body of the BCA 2007 include;

Clause 3(a) of Specification C3.4 – Amended to clarify that a non-combustible lining (example 13mm thick standard grade plasterboard) need only be applied to one side of the wall for it to be considered smoke-proof.

Clause D1.7(c) – Amended to clarify that the provision only applies to the path of travel from a fire-isolated exit, covered by the provision heading, and that it also only applies at the level of discharge. In layperson terms, when discharging from a fire isolated exit where you need to pass within 6m of the same building, the wall of the building must have a fire rating and any openings must be protected. Clarification is provided to its application and that it applies for a height of 3 metres above and below the path of travel.

Clause D2.13 – A new concession has been included to take into account the intersection of a stairway and sloping public walkway or road. The riser height of a stair must be consistent for the full flight of a stair but with sloping ground this is very difficult or impossible to achieve at the bottom step. This new concession makes provision to allow a variance to the riser height when discharging onto a sloping public walk way or public road.

Section J – Numerous clarifications and minor amendments to the Energy Efficiency provisions of Section J. The BCA Section J is a relatively new inclusion and the changes made are reflective of its ongoing development in its practical application over the past 12 months.

BCA 2007 CHANGES - STATE APPENDICES

The BCA has Appendices where each State may make additional requirements or variation.

NSW G5.2 – In addition to a Class 2 and 3 the BCA now requires a Class 4 part of a building or a Class 9 building that is a Special Fire Protection Purpose in designated bush fire prone areas to comply with this clause.

Again in general each of State Appendices have also updated or provided minor amendments.

Please contact CH Group if you seek further details on the BCA 2007

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THE BEST ADVICE TO BUILD ON

YEAR 2008 REMINDER

December 2008 is the deadline for Aged Care Facilities receiving Australian Government funding to meet the 10 year forward plan targets as stated by the Department of Health and Ageing.

The privacy and space targets are divided into two categories;

- 1 existing buildings, and
- 2 new buildings

A new building is defined as being either constructed, not been previously used as an aged care facility or has been first certified after July 1999.

All other buildings used to provide Australian Government-funded residential aged care will be considered as an existing building.

The 2008 targets only relate to an existing building. New buildings have had to meet the privacy and space requirements since July 1999.

New buildings as of 1999

An average of no more than 1.5 residents per room measured across the building with no more than 2 residents in any room.

No more than 3 residents per toilet and 4 residents per shower measured per wing and per level.

Existing buildings as of 2008

An average of no more than 4 residents per room measured across the building. No more than six residents per toilet and seven residents per shower/bath measured per wing and per level.



Non protected external stairs (example)



Smoke doors swing one way, against egress

MYTHS ABOUT THE 1999 CERTIFICATION ASSESSMENT INSTRUMENT

Aged Care Certification was introduced in 1997 and only applies to the building quality of Australian Government funded residential aged care services.

Since its introduction Aged Care Certification Myths have started to emerge.

Myths originate from many sources and for many different reasons.

Some of the myths have been generated by consultants who seek to justify why a facility has failed to achieve the mandatory Certification scores of 19 for Section 1 and 60 overall.

There are many reasons why a newly constructed aged care facility fails to meet the mandatory Certification scores but the excuses are difficult to justify.

Over the next few editions of CAB we hope to dispell some of the "Aged Care Certification Myths".

Myth – Complying with the Building Code of Australia (BCA) doesn't mean I'll pass Section-1 of the Certification Instrument
Fully complying with the BCA along with evidence of the maintenance of essential services will ensure the mandatory scores required for Section 1 of the Certification Instrument are achieved. To ensure consistency all of the Certification Assessors are fully qualified and registered Building Surveyors that undergo rigorous additional and on going training and monitoring in the application of the Instrument.

Myth – I failed Certification because I didn't have a fire hose reel installed.

A facility will not fail to achieve the required scores for Section 1 of the Certification Instrument on one issue alone. The mandatory score for Section 1 is 19 out of a possible 25 marks. Fire hose reels have a weighted score of only 0.25 marks. To fail Section 1 Safety there must have been several non-complying issues identified.

CERTIFICATION ASSESSORS REPORT

Prior to and at the entrance interview Assessors will enquire as to whether the relevant Building Surveyor for the project has approved any dispensations or Alternative Design Solutions. Were there has been no such approvals granted the prescriptive (Deemed To Satisfy) requirements of the BCA (Section 1 only) and Certification Instrument are applied.

The following is a list of some of the BCA non-complying issues that have been identified on site;

- Smoke doors swinging against egress (BCA Specification C3.4) (see picture insert)
- Smoke seals missing from smoke doors (BCA Specification C3.4)
- Smoke detector not within 1.5m of either side of the smoke doors (BCA Specification C3.4)
- Inadequate coverage of smoke detection system with smoke detectors missing from rooms where it would be unlikely for a spurious alarm to occur (BCA Specification E2.2a Clause 4)
- External exit stairs not protected with window openings next to stairs and glass doors opening onto stairs (BCA Clause D1.8) (see picture insert)
- Internal stairs not fire isolated (BCA Clause D1.3 and D1.9)
- Up to 56m distance of travel to only one exit available on the second floor in a 9c building. A facility needs to have two exits from each floor containing bedrooms and a maximum distance to at least one of those exits of 40m (BCA Clause D1.2 and D1.4)

"...THERE ARE MANY REASONS WHY A NEWLY CONSTRUCTED AGED CARE FACILITY FAILS TO MEET THE MANDATORY CERTIFICATION SCORES BUT THE EXCUSES ARE DIFFICULT TO JUSTIFY"

CH Group Services

- Independant Assessment of Design Documentation
- Due Diligence Reports
- BCA 9c Conversion Reports
- Aged Care Certification Assessment Reports
- Building Code of Australia Compliance Audits Class 2 to 9
- Building Permits and Inspections (VIC)
- Certification and Building Code Training Seminars
- Essential Service Compliance Reports
- Compliance Risk Management Programs

TIME OUT CORNER

Look at the chart and say the COLOUR not the word

YELLOW BLUE ORANGE
BLACK RED GREEN
PURPLE YELLOW RED
ORANGE GREEN BLACK
BLUE RED PURPLE
GREEN BLUE ORANGE

Left - Right Conflict

Your right brain tries to say the colour but your left brain insists on reading the word.

CH Group Building Surveyors
The best advice to build on

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