



BCA 9c

Ageing in Place



C H Group Building Surveyors, BCA 9c and Age Care Certification Consultants

Agenda for Today's Presentation

- **Introduction**
- **BCA Classifications**
- **BCA 9c Provisions**
- **Conversion of Class 3 to 9c**
- **Summary**



Introduction

- **Prior to 1997**
 - **RCI – Nursing Home funding**
 - **PCAI – Hostel funding**
- **Post 1997**
 - **The Aged Care Act 1997 combines funding**
 - **RCS there are eight levels (RCS 8 – 1)**



Introduction

- **Need for National building regulations to allow multi-use residential care buildings**
- **Aged Care Working Party formed**
 - **ABCB**
 - **Department of Health and Ageing**
 - **Aged Care Representatives**



Introduction

Fire Engineer engaged to review:

- **Non-sprinkler protected Class 3**
- **Non-sprinkler protected Class 9a**
- **New sprinkler provisions - Class 9c**
- **Non-sprinkler new Class 9c**



Introduction

Risk to Life (chances per million per year)

- **9c – 0.23**
- **Class 3 – 4.1**
- **Class 9a – 3.2**
- **Lighting Strike – 0.20**
- **Fire in Houses (Vic) – 12.00**
- **Aircraft accidents – 3.00**



BCA

Classifications



BCA Classifications

Purpose of 9c

- **simplify regulatory requirements**
 - **facilitate greater flexibility in design**
 - **review scope for offering**

Ageing-in Place



BCA Classifications

- **BCA Aged Care Building Classifications:**
 - **Current Class 3 Hostel**
 - **Current Class 9a Nursing Home**
 - **9c Ageing-in-Place**



BCA Classifications

Class 3; a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including-

(d) accommodation for the aged, children or people with disabilities; or.....



BCA Classifications

Class 9: a building of a public nature-

(a) Class 9a - a health-care building; including those parts of the building set aside as a laboratory; or....



BCA Classifications

Health-care building means a building whose occupants or patients undergoing medical treatment generally need physical assistance to evacuate the building during an emergency and includes-

(b) a nursing home or similar facility for sick or disabled persons needing full-time care; or....



BCA Classifications

Class 9: a building of a public nature-

(c) Class 9c - an *aged care building*.



BCA Classifications

Aged care building means a Class 9c building for residential accommodation of aged persons who, due to varying degrees of incapacity associated with the ageing process, are provided with personal care services and 24 hour staff assistance to evacuate the building during an emergency.



BCA Classifications

Personal care services means any of the following:

(a) The provision of nursing care.

(b) Assistance or supervision in—

(i) bathing, showering or personal hygiene;

or

(ii) toileting or continence management; or

(iii) dressing or undressing; or

(iv) consuming food.



BCA Classifications

Personnel Care cont.

(c) The provision of direct physical assistance to a person with mobility problems.

(d) The management of medication.

(e) The provision of substantial rehabilitative or development assistance.



BCA Classifications

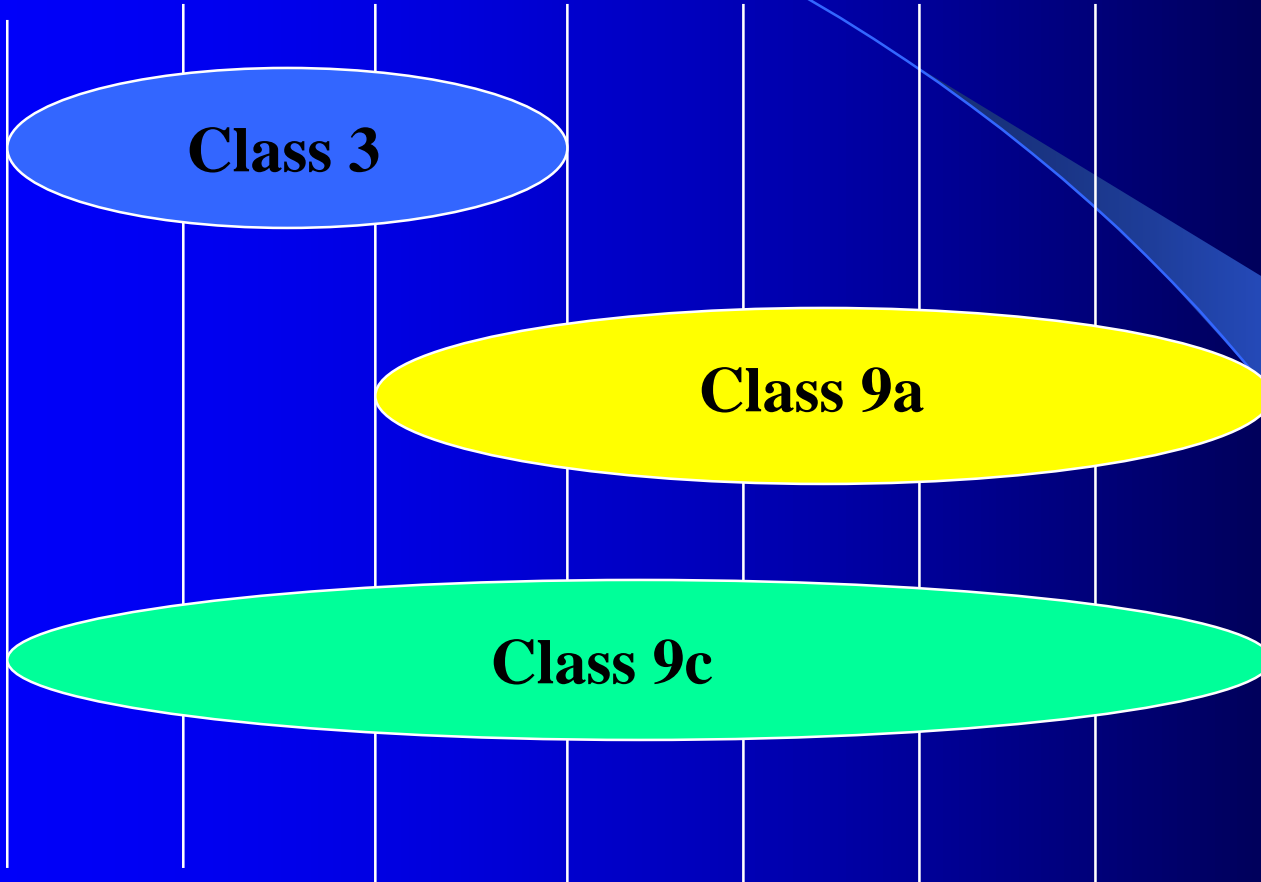
**“Aged Care Buildings”, Directions Report,
ABCB, December 2001**

- ***Class 3 – An aged care building being a low-care level facility (hostel)***
- ***Class 9a – An aged care building being a high care level facility (nursing home)***
- ***Class 9c – An aged care building being a multi-care level facility***



LOW CARE

HIGH CARE



Class 3

Class 9a

Class 9c

RCS 8

RCS 7

RCS 6

RCS 5

RCS 4

RCS 3

RCS 2

RCS 1



BCA Classifications

- Each part of a building must be classified separately, and-

(a) (i) where parts have different purposes - if not more than 10% of the floor area of a storey, being the minor use, is used for a purpose which is a different classification, the classification applying to the major use may apply

to the whole storey; and



BCA Classifications

**(ii) the provisions of (i) do not apply when
the minor use is a laboratory or Class 2,
3 or 4 part;**





BCA 9c

Provisions



BCA 9c Provisions

Whole building being protected with a sprinkler system complying with AS 2118.4, Residential and the building having no more than 4 storeys



BCA 9c Provisions

Class 9c Fire Sprinklers Installed

- **Divided into fire compartments with as follows;**
 - **Type A construction: 8000 m².**
 - **Type C construction: 3000 m²**



BCA 9c Provisions

- **Smoke compartments not exceeding 500 m² in floor area.**



BCA 9c Provisions

- **Kitchen and Laundry to be smoke separated from the Sole Occupancy Units**
- **No Sliding Fire or Smoke Doors**

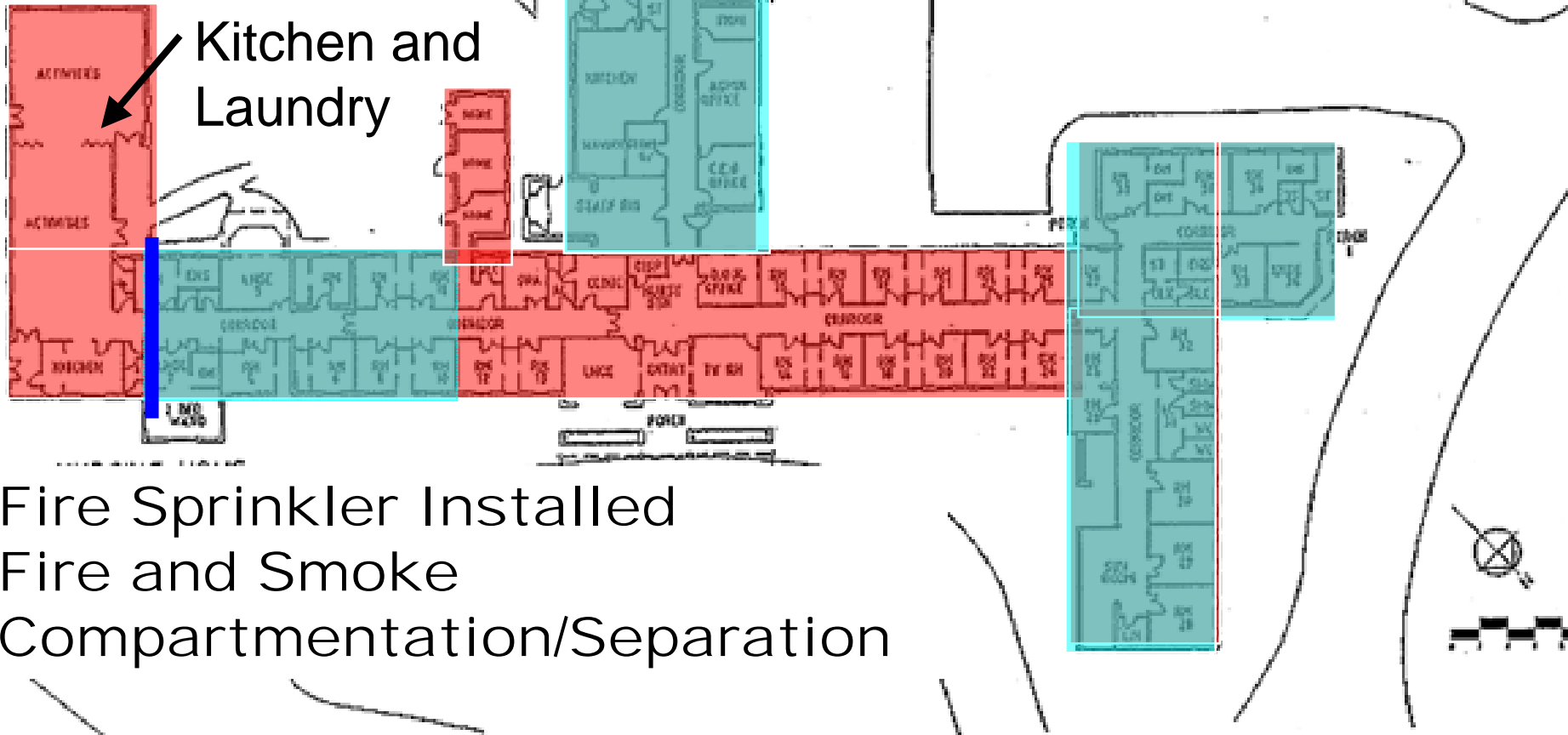


9c Aging in Place 3000m² Example

500m² Smoke

Separation

Kitchen and
Laundry

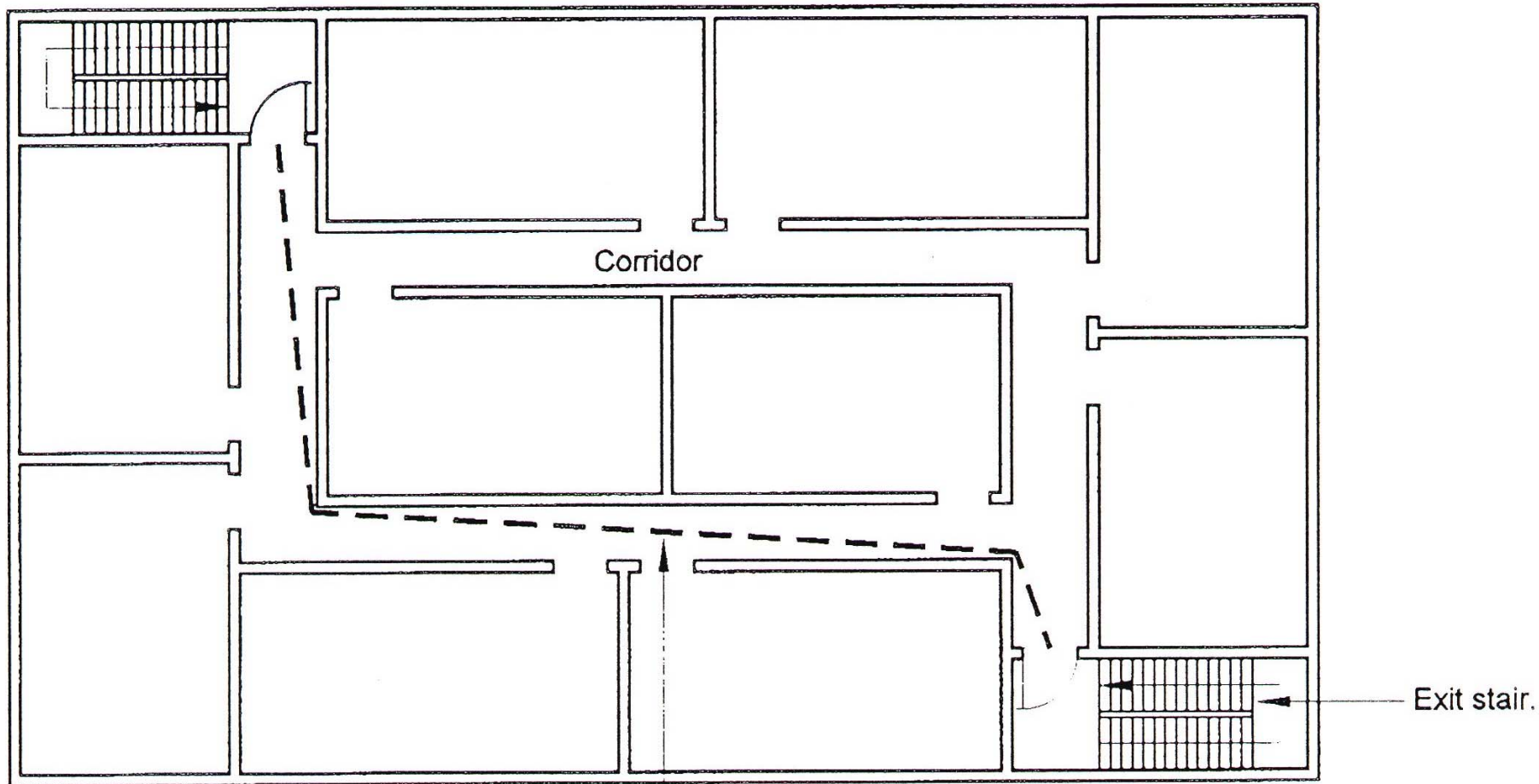


Fire Sprinkler Installed
Fire and Smoke
Compartmentation/Separation

BCA 9c Provisions

- **20 m from an exit, or a point from which travel in different directions to two exits is available, in which case the maximum distance to one of those exits must not exceed 40 m**



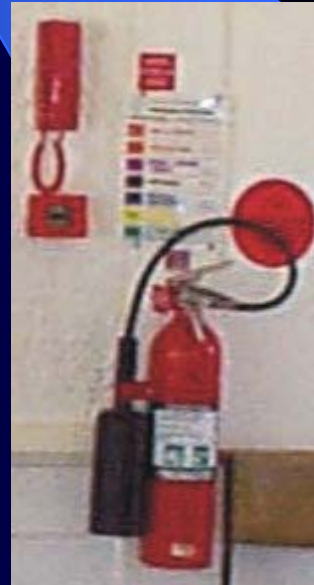


Increased Spacing of Alternative Exits to a Maximum of 60 metres apart



BCA 9c Provisions

- **Fire hose reels are not required to be installed in a sprinkler protected aged care building**
- **Extinguishers to be provided to each smoke compartment**



BCA 9c Provisions

- **AS 1670 system with Mimic panels in each smoke compartment or,**
- **at least one portable remote communication device per smoke compartment must be provided to staff**



BCA 9c Provisions

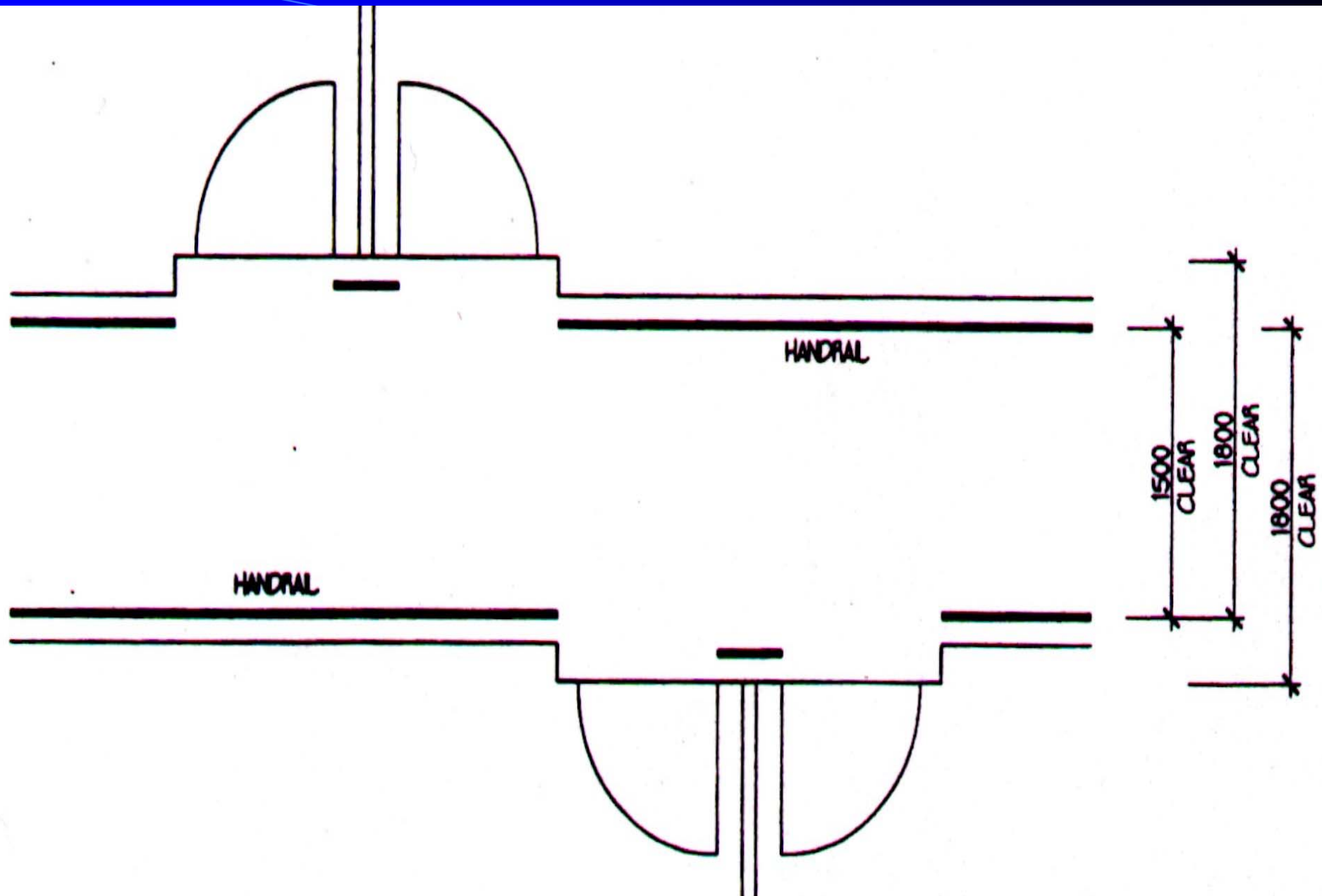
- **No external monitoring required for smoke alarm system but sprinklers and BGA must be externally monitored**
- **No requirement for thermal detectors where fire sprinkler system installed**
- **Manual call points at 30m**



BCA 9c Provisions

- **The width of corridors must be not less than 1500 mm clear between handrails and other obstructions and not less than 1800 mm at doorways to bedrooms and communal bathrooms**





BCA 9c Provisions

- **The clear width of all bedroom entrance doorways must be not less than 900 mm**
- **The clear width of all other doorways must be not less than 800 mm.**



BCA 9c Provisions

- **Tactile indicators are not required at stairs and ramps where dome buttons are provided on handrails**
- **Required at a path of travel meeting a vehicular way adjacent to a principal public entrance to a building, if there is no kerb or kerb ramp at that point**



BCA 9c Provisions

- **New requirement for aged care building to have windows;**
 - **In the external wall**
 - **with sills at a maximum height of 900 mm above floor level to maintain amenity**



BCA 9c Provisions

- **All bedroom windows required to meet natural lighting requirements must be 3 metres away from;**
 - **The external wall of same building and**
 - **The external wall of another building on the allotment and**
 - **The allotment boundary**



BCA 9c Provisions

Bedroom windows opening onto other rooms is not acceptable



BCA 9c Provisions

- **one clinical hand washing basin must be provided for each 16 residents or part thereof.**



BCA 9c Provisions

- **Sanitary Facilities are the same as required for an existing building in 2008**
 - **Max. six residents per toilet**
 - **Max. seven residents per shower**
- **One fixed or mobile bath per level**



BCA 9c Provisions

Disable access

- from the allotment boundary at the main points of entry; and
- (ii) from any accessible car parking space on the allotment in accordance with D3.5; and
- (iii) from any adjacent and associated accessible building on the allotment; and



BCA 9c Provisions

Disable access cont.

- **(iv) through the principal public entrance.**



BCA 9c Provisions

- **Disable access is required to and within a number of SOUs as follows;**
 - **Up to 20 SOUs – one accessible**
 - **21 to 45 SOUs – two accessible**
 - **Every 30 SOU thereafter – one accessible**



BCA 9c Provisions

- **Each en-suites of the SOUs required to be accessible must be designed in accordance with AS 1428.1**



BCA 9c Provisions

- **Walls Must have a sound rating of Rw 45 between rooms**
- **Not the corridor or ceiling**
- **Not increased at en-suite to bedroom wall**
- **Impact rating required at SOU abutting kitchen or laundry**



Conversion of Class 3 to 9c



Conversion of Class 3 to 9c

- **Over sized fire and smoke compartment in some cases**
- **Kitchen and laundry not smoke separated**
- **No 400 mm deep smoke reservoir above smoke doors**



Conversion of Class 3 to 9c

- **Smoke doors swing in the wrong direction for egress**
- **Fly screen and locks on exit doors**
- **Bedroom doors not 900 mm clear width**
- **External hydrant coverage and location**



Conversion of Class 3 to 9c

- **Over sized fire and smoke compartment in some cases**
- **Kitchen and laundry not smoke separated**
- **No 400mm deep smoke reservoir above smoke doors**



Conversion of Class 3 to 9c

- **Disable access**
 - **460 mm beside doorways**
 - **Lack of facilities and signage**
 - **Small en-suites for compliance**
 - **Access from nominated parking bay**



Conversion of Class 3 to 9c

- **Consistency of approach across Australia to construction of an Aged Care Home – one set of BCA requirements**
- **BCA more flexible to meet future industry directions**



Summary



Summary

- **Is the current use of your Hostel consistent with the stated use on your Occupancy Permit ?**
- **9c is a fire engineered designed classification**



Summary

- **9c allows for multi-levels of care**
- **Numerous concessions with the fire sprinkler system**
- **Risk analysis is similar to that of dying from lightning strike**



Summary

- **In Victoria conversion costs in most cases are relatively low**
- **Major cost is generally in complying with the disable access requirements**

