

CAB CERTIFICATION ADVICE BULLETIN

ISSUE 4
DECEMBER 2006



“
NATIONAL SEMINAR
AND WORKSHOPS ON
BCA CLASS 9C AND HOW
IT APPLIES TO THE AGED
CARE CERTIFICATE
INSTRUMENT
”

Canberra	Sept 2006
Victoria	Sept 2006
Queensland	Sept 2006
New South Wales	Sept 2006
Tasmania	Sept 2006
South Australia	Oct 2006
Western Australia	Oct 2006

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BCA CLASS 9C SEMINAR AND WORKSHOP SERIES

September and early October has been a challenging and rewarding time for CH Group as we supported the Department of Health & Ageing and the Australian Building Codes Board in presenting the BCA Class 9c seminar and workshop series across the country.

BCA Class 9c was introduced in 2002 as a response to Ageing in Place, an Aged Care reform of the Australian Government, where the industry is being encouraged to care for both low care and high care residents in the same facility. As the development cycle has progressed, more new aged care facilities are being constructed as Class 9c. The purpose of the seminar and workshop series was to update the aged care industry and design and construction professionals on the background and technical provisions of Class 9c in the context of the Aged Care Certification Instrument.

The seminar and workshops were presented in Canberra, Melbourne, Brisbane, Sydney, Hobart, Adelaide and Perth. The attendance levels were high with a broad range of aged care providers, design professionals, government and builders.

PRESENTERS

Brian Corbishley, Assistant Director Quality Assurance & Compliance, Department of Health & Ageing. Brian provided an overview of Aged Care Certification policy and the requirements of the Certification Instrument.

Ivan Donaldson, Executive Director, Australian Building Codes Board. Ivan presented the background to the development of Class 9c and its future directions.

Peter Chenoweth, Director CH Group. Peter provided the technical presentation on the Class 9c provisions and the Aged Care Certification Instrument (sections 1-7).

Paul Bailey, Manager Technical Services, CH Group. Paul co-ordinated the Class 9c workshop session.

CH Group staff supporting the seminar and workshop, included Andrew Hon, Director, Antony Griffin, Building Surveyor, Olivier Michel, Building Surveyor and Debra Murray, Administration. We would like to thank personnel from state offices of the Department of Health & Ageing who assisted with seminar material and registrations.

Please visit www.chgroup.com.au for more information and feedback from the seminar series.

THE BEST ADVICE TO BUILD ON

SEMINAR PHOTOGRAPHS

CANBERRA VICTORIA QUEENSLAND NEW SOUTH WALES
TASMANIA SOUTH AUSTRALIA WESTERN AUSTRALIA



FIRST ROW - LEFT TO RIGHT

- Paul Bailey, Peter Chenoweth and Brian Corbishley at the Sydney Seminar
- Canberra Seminar
- Hobart workshop session

SECOND ROW - LEFT TO RIGHT

- Brisbane Registration
- Ivan Donaldson presenting in Adelaide
- Brian presenting in Canberra

SEMINAR PHOTOGRAPHS

CANBERRA VICTORIA QUEENSLAND NEW SOUTH WALES
TASMANIA SOUTH AUSTRALIA WESTERN AUSTRALIA



FIRST ROW – LEFT TO RIGHT

- Brisbane Workshop
- Melbourne Audience
- Perth Seminar

SECOND ROW – LEFT TO RIGHT

- Brian, Ivan, Debra, Peter and Paul at the Hobart Seminar
- Lunch by the water, Hobart
- Peter and Inspector Bob Aspinall at the Sydney Seminar

POINTS FROM PETER CHENOWETH'S BCA 9C PRESENTATION

In the development of the BCA Class 9c, a Fire Engineer was engaged by the ABCB to undertake a Fire Risk Analysis to determine the level of fire safety achieved. The risk to life of someone dying from a fire in a 9c aged care building was expressed as 0.23 chances per million per year. Dying from lightning strike is about 0.20 chances per million per year. The current Class 3 and 9a provisions still apply and Class 9c is an option. A Class 9c requires a fire sprinkler system to be installed throughout the building complying to at least AS2118.4 or better.

There have been instances where the design team had chosen the incorrect type of construction resulting in very costly rectification works for the client.

The BCA is a document applied to all new building works across Australia and there will be times when the prescriptive requirements are not appropriate or are not possible to be achieved.

This is where the Performance Requirements of the BCA allow a more flexible approach to a design having consideration to original fire safety analysis in the development of the Class 9c.

TOP RIGHT

- Brian, Michael Kavanagh and Martine Magers at Sydney Venue

BELOW

- Relaxing with friends before the Perth Seminar



POINTS FROM BRIAN CORBISHLEY'S PRESENTATION (DOHA)

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

Certification is aimed at improving the physical quality of residential aged care buildings to meet the demands of the growing aged care market.

Certification is not a mandatory requirement under the Aged Care Act 1997.

Certification does not remove or change an Approved Provider's obligation to comply with relevant State, Territory and local government laws relating to the service.

Certification is primarily a funding tool that enables aged care services to collect accommodation bonds and charge or receive concessional supplements.

When assessing a residential aged care service, all buildings that make up the service must be assessed. This is a requirement of the Act.

The certification assessment of new commencing services is conducted by the Department's contracted assessors using the Department's Certification Assessment Instrument.

Under the ten-year forward plan, all buildings built since July 1999 are considered to be new buildings and are required to meet the 2008 space and privacy standards at the time of construction.

All other buildings are deemed to be existing buildings and are required to meet privacy and space requirements by December 2008.

9C CONSTRUCTION SINCE 2005

9c = 80% 9a = 15% 3 = 5%
Total number of 9c = 162 (6%)



POINTS FROM IVAN DONALDSON'S PRESENTATION (ABCB)

The Australian Building Codes Board (ABCB) is a joint initiative of three levels of Australian Government co-operation with the building industry.

One of their roles is to deliver a national building code that sets minimum requirements for design, construction and use of buildings.

The Aged Care Act 1997 encouraged 'Ageing in Place' where as the Building Code of Australia (BCA) previously considered residential aged care accommodation as Class 3 Hostel and Class 9a Nursing Home.

A review of the BCA aged care requirements was requested but with no change to existing classification.

The process included a high level of consultation and numerous publications. A fire safety analysis was used in the decision making tool.

The objective was to provide a commensurate level of safety which resulted in the introduction of the Class 9c building classification into the BCA.

The ABCB's 2006-2007 work program includes a review of current provisions to determine whether sprinklers are required in buildings beyond Class 9c.

"...WORK PROGRAM INCLUDES A REVIEW OF CURRENT PROVISIONS TO DETERMINE WHETHER SPRINKLERS ARE REQUIRED IN BUILDINGS BEYOND CLASS 9C."

SEMINAR EMERGING ISSUES

The following summarises some of the questions and discussion which emerged at the Seminar:

- There are no new requirements for Certification for the year 2008, other than the privacy provisions previously announced by the Australian Government
- Class 9c is a package of provisions within the Building Code of Australia. Performance assessments must address this context
- Class 9c was developed by a national committee, which included aged care providers, regulators and designers
- Mandatory fire sprinklers, required of Class 9c must be an AS2118.4 fire sprinkler system or better
- The ABCB is examining the application of fire sprinkler systems to other classes of aged care buildings (Class 3 & 9a)
- The ABCB will clarify the definition and application of Rise in Storeys and Type of Construction required of Class 9c buildings
- Minimum room sizes are not mandated in the Aged Care Certification Instrument.



SEMINAR FEEDBACK

The Department of Health & Ageing received strong positive feedback from the seminar sessions including:

“THE HANDS-ON WORKSHOP
WAS GREAT”

“IT WAS THE BEST PRACTICAL
AND THEORY SEMINAR I HAVE
BEEN TO ON CERTIFICATION”

“INFORMATION WAS
VERY RELEVANT AND
SEQUENTIALLY STRUCTURED”

“WELL STRUCTURED TO
COVER ALL DISCIPLINES”

“IT WAS A LOT TO TAKE IN
AND THE INFORMATIVE NOTES
PACKAGE WAS VERY GOOD”

“I LEARNT A LOT. THANK YOU!”

WE WISH YOU A HAPPY CHRISTMAS



AIBS VIC State Ball

CH Group Services

- Building Permits and Inspection Service
- Due Diligence Reports
- Peer Review of Design and Construction Documentation
- Aged Care Certification Assessment Reports
- Building Code of Australia Audits
- Compliance Risk Management
- Certification and Building Code Training Seminars
- Essential Service Compliance Reports
- National Presence through network of Building Surveyors

Building Surveyors

The best advice to build on
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AND A PROSPEROUS NEW YEAR