

CAB CERTIFICATION ADVICE BULLETIN

ISSUE 7
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BUILDING EDUCATION

Complimenting the Australian Governments Building Education Revolution stimulus package are other numerous education redevelopment projects under design or recently completed.

CH Group have been kept busy being involved with several education projects throughout Victoria.

“WE CHOSE CH GROUP
BECAUSE OF THE
FANTASTIC SERVICE THEY
PROVIDE”



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CH Group were appointed as the Relevant Building Surveyors for the Aitkin College project by the design Architect, Peter Lyall and Associates (www.pglyalldesign.com).

This new state of the art redevelopment provides a modern Chapel and Performing Arts Centre for Aitkin College, Greenvale Victoria.

The \$6.5 million Centre comprises of an Auditorium for 500 persons, classrooms for Music, Drama and Media Studies, offices for Chaplain and student counselling and a display gallery for student art.

“We chose CH Group because of the fantastic service they provide” said Peter Lyall. “We first started using CH Group on some of our aged care projects we designed but now we have them as our preferred Building Surveying firm across various types of projects.”

CH Group is assisting Peter Lyall and Aitkin College with further redevelopment works including a gym, class rooms and administration block as part of the Australian Government’s Building Education Revolution stimulus package.

CH Group Pty Ltd

Building Surveyors

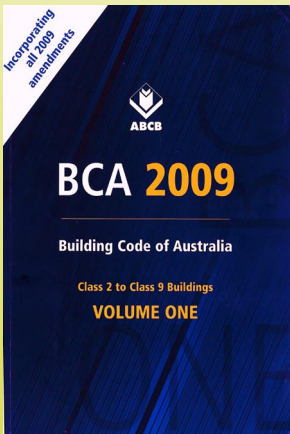
Level 1, 2 Rutherford Road
Seaford Victoria 3198 Australia
T 03 9775 0871 F 03 9775 0867
E office@chgroup.com.au
www.chgroup.com.au

BCA 2009 CHANGES

The BCA 2009 was adopted by all State and Territories in May of 2009. The majority of the amendments within the main body of the BCA 2009 relate to administrative issues such as updating references to other documents and wording.

Section J Energy Efficiency provisions of the BCA 2009 represents the largest area of amendments and rewording.

A couple of areas of note are that of E1.4 Fire Hose Reel and Specification E2.2a Clause 4(b).



E1.4 Fire Hose Reels

Clarification has been included within this clause to not require all fire hose reels to be located adjacent to a fire hydrant or within 4 metres of an exit. This clause also allows fire hose reels to be positioned throughout the building to achieve system coverage and installed within paths of travel to an exit. No change to Class 9c buildings not requiring the installation of fire hose reels.

Specification E2.2a Clause 4(b);

Wording has been provided to clarify that no detector is required in a kitchen or other area where a fire sprinkler system has been installed.

Draft BCA 2010 Proposal

It is our understanding that the ABCB is proposing to adopt into the BCA 2010 the Australian Standard 3959-2009 Construction of buildings in bushfire-prone areas (refer to www.abcb.gov.au for more information).

Victoria has already adopted the AS3959-2009 for Class 1 (dwellings), 2 (apartments), 3 (motels, aged care etc) and associated Class 10a (out buildings) under their Building Regulations 2006.



CH GROUP WINS CERTIFICATION TENDER WITH THE DEPARTMENT

CH Group is pleased to announce that after an exhaustive and rigorous open tender process we have been reappointed by the Australian Government Department of Health and Ageing as their preferred national contractor to undertake Aged Care Certification Assessments on their behalf.

It is understood that as a national open tender process CH Group were up against much larger and high profile companies vying for the Department of Health and Ageing Certification contract.

We believe our specialist aged care consulting experience of having undertaken and coordinated over 5,000 certification assessments nationally, having been heavily involved in the development of the Certification Instrument and having been a member of the Working Party that developed the BCA Class 9c Ageing in Place provisions were some of the factors that helped us in our submission.

National Aged Care Certification Contracted Services with the Department of Health and Ageing include:

Undertake Aged Care Certification Assessments on new commencing Homes and Review Assessments of existing Homes around Australia as directed. We are also required to provide technical support to the Department on the Building Code of Australia and relevant Australian Standards.

Generally how does the Aged Care Certification Assessment process work?

An Approved Provider of a federally funded Aged Care Home makes an application to the Department to obtain Certification status for their newly constructed Home in order to charge entry bonds and/or have access to an additional funding stream.

Once the Department has received the Approved Providers application the Department will notify CH Group to contact the Approved Provider and make arrangements for the on site assessment.

Review Assessments of existing Homes are at the discretion of the Department and are generally undertaken as a result of major works or additions.

Once on site the Certification Assessor will normally conduct an entrance interview to obtain further information on the Home, review the building and surrounds and conduct an exit interview with the nominated site contact to outline the findings of the assessment.

A report will be produced and sent to the Department of Health and Ageing as part of their process for consideration in granting Certification Status to the Service.

It is our understanding that a written detailed report in the form of the 1999 Aged Care Certification Assessment Instrument is forwarded to the Approved Provider by the Department along with the Delegate's Certification status determination letter.

CH Group Services

- Independent Certification 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 Safety Measures Report
- Compliance Risk Management Programs

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“The best advice to build on”.

Level 1, 2 Rutherford Road
 Seaford Victoria 3198 Australia
 T 03 9775 0871 F 03 9775 0867
 E office@chgroup.com.au
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TIME OUT CORNER



FIRE SAFETY DESIGN CONCEPT OF INTEREST

Fire safety alternative design observed by one of our Assessors. The Assessor was told that the alternative design was developed because the stair discharged back into the building at the ground floor and not directly to outside (open space) as required by the BCA (DTS provisions).

When the fire alarm is activated the sign above the door of the fire isolated exit stair comes on in red stating;

“FIRE ALARM DO NOT ENTER” ,

although the exit signage (pictogram) indicates otherwise.

In a fire emergency situation the Assessor was informed that a person will be assigned to stand at the door during the fire to stop people from using the stairs.

