



C.H. Group  
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 Building  
 Surveyors  
 &  
 Certification  
 Consultants

images

OF Ageing

ACA - Vic. State Congress

Certification and

BCA Ageing in Place 9c

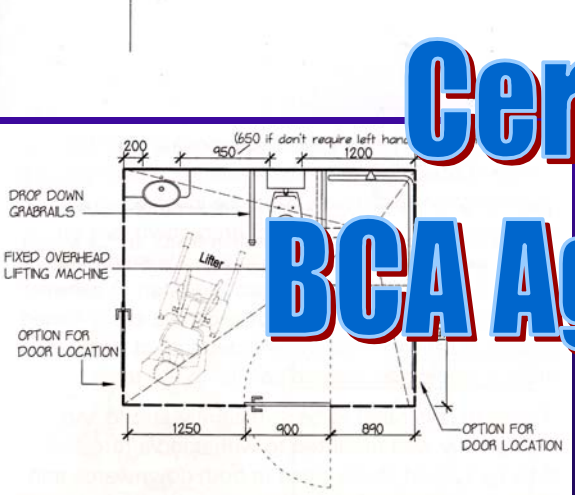
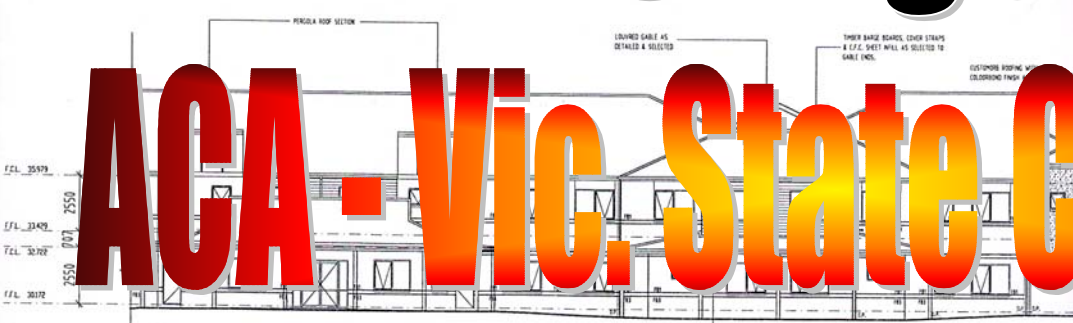
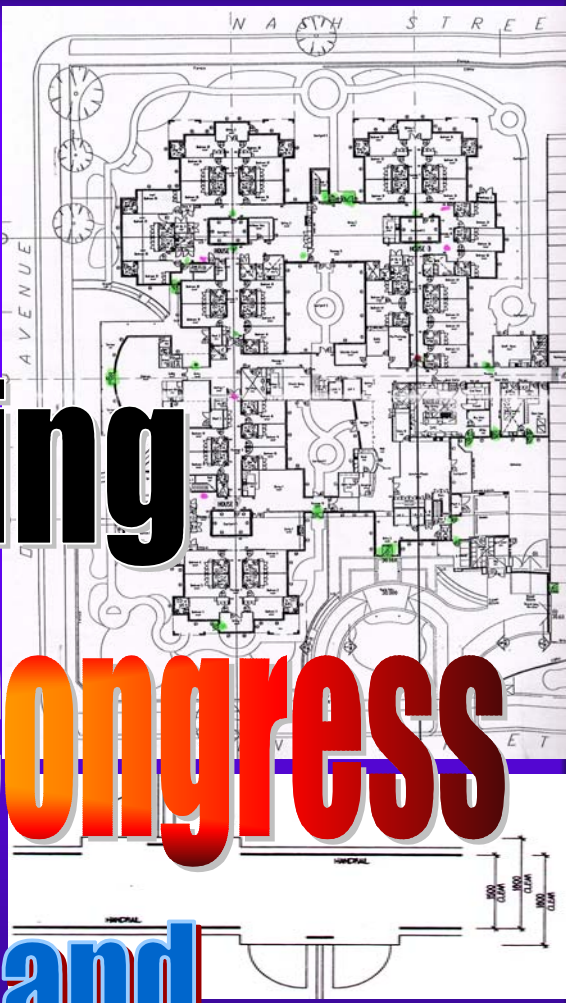
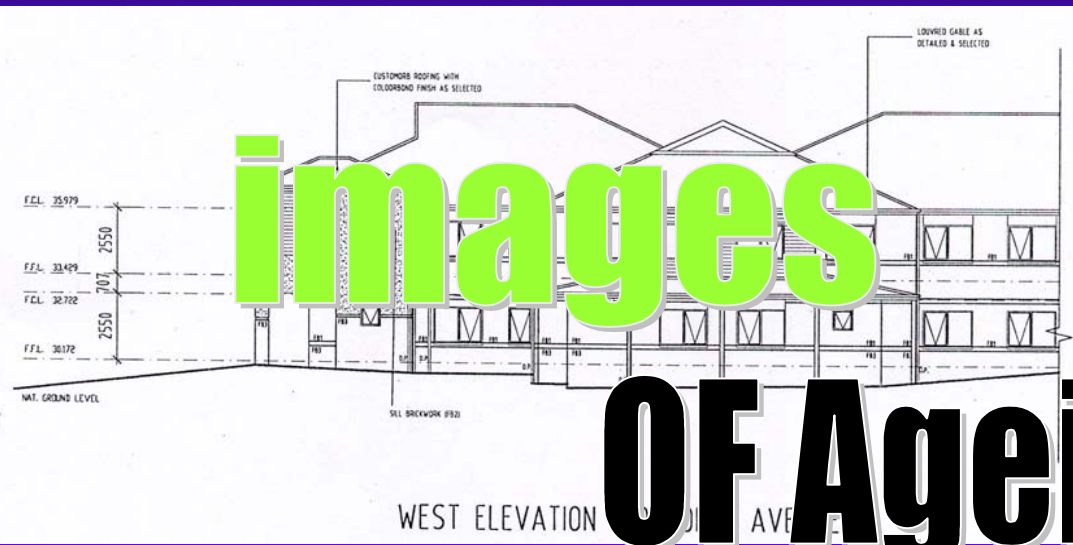


Figure 4.2.2c: Single or shared ensuite

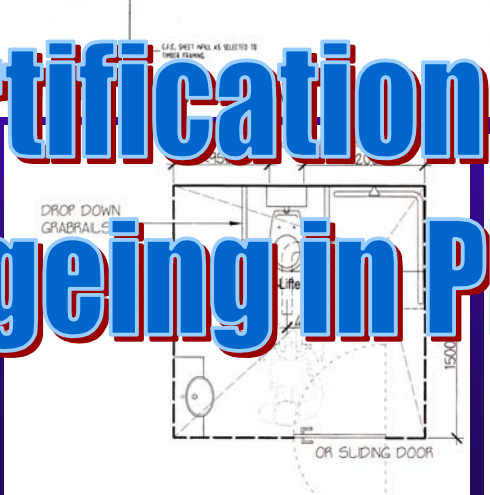
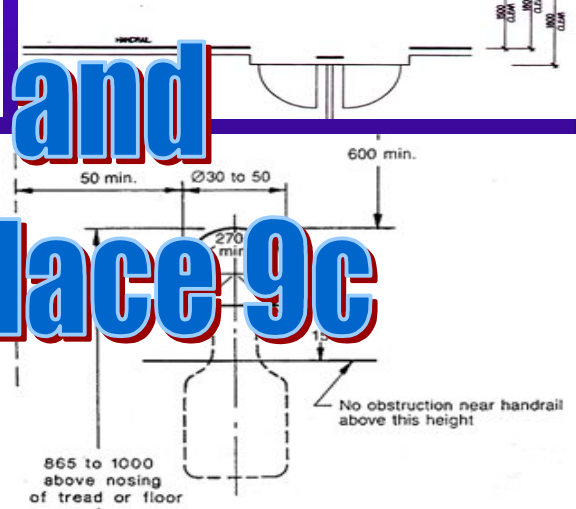


Figure 4.2.2a: Single ensuite





# Overview of Today's Presentation

- 1. What are the new Certification Mandatory Ratios**
- 2. Common on site Certification issues**
- 3. Average Certification Upgrade Costs**
- 4. BCA 9c Ageing in Place Update**
- 5. Converting a Hostel to 9c**

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# Certification Requirements

## Room and Ablution Ratios

### Existing facilities - 2008

- More than 4 residents in a room = failure of certification



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# Certification Requirements

## Existing facilities – 2008 (cont.)

- More than 6 residents per toilet = failure of certification
- More than 7 residents to shower/bath = failure of certification



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# Certification Requirements

## New facilities – July 1999

- Residents per room – mandatory requirements
  - Average of 1.5 residents per room
  - No more than 2 residents per room
  - Up to 4 in special circumstances
  - failure of certification if facility does not comply



# Certification Requirements

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## New facilities – July 1999 (cont.)

- No more than 3 residents per toilet
- No more than 4 residents per shower
- Failure of certification if facility does not comply



# Certification Requirements

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## Applying Ratios of Showers and Toilets on Site

- Per Wing and Level
- En-suites applied to individual rooms
- Evenly distributed throughout



# Common Issues

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Fire Doors not  
sealing



No seals on  
smoke doors



# Common Issues

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Uneven & Narrow  
Exit Path



# Common Issues

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Incorrect exit  
door furniture



Incorrect exit  
door furniture



# Common Issues

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Nurse Call  
Coverage



# Certification Average Upgrade Costs



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STATE	AVERAGE BED NO.	NURSING HOME AVG. COST WITH SPRINKLERS	AVERAGE SPRINKLER COMPONENT	AVERAGE BED NO.	NURSING HOME AVG. COST WITHOUT SPRINKLERS
VICTORIA	45	\$110,000	\$32-\$35/M2	50	\$30,000
NSW	NA	NA	NA	60	\$23,000
WA	52	\$96,000	40/M2	NA	NA
QLD	NA	NA	NA	130	\$31,000

Tasmania cost \$35,000 non- Sprinklered to \$135,000 Sprinklered (only small cost sample)

# Certification Average Upgrade Costs



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STATE	AVERAGE BED NO.	HOSTEL AVG. COST WITH SPRINKLERS	AVERAGE SPRINKLER COMPONENT	AVERAGE BED NO.	HOSTEL AVG. COST WITHOUT SPRINKLERS
VICTORIA	64	\$56,000	\$32-\$35/M2	52	\$82,000
NSW	NA	NA	NA	60	\$51,000

Tasmania cost \$23,000 non- Sprinklered to \$90,000 Sprinklered (only small cost sample)

Most reports in Tasmania, WA & QLD did not require costing guide



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# Building Code of Australia 1996 – 9c Update

- **Purpose**

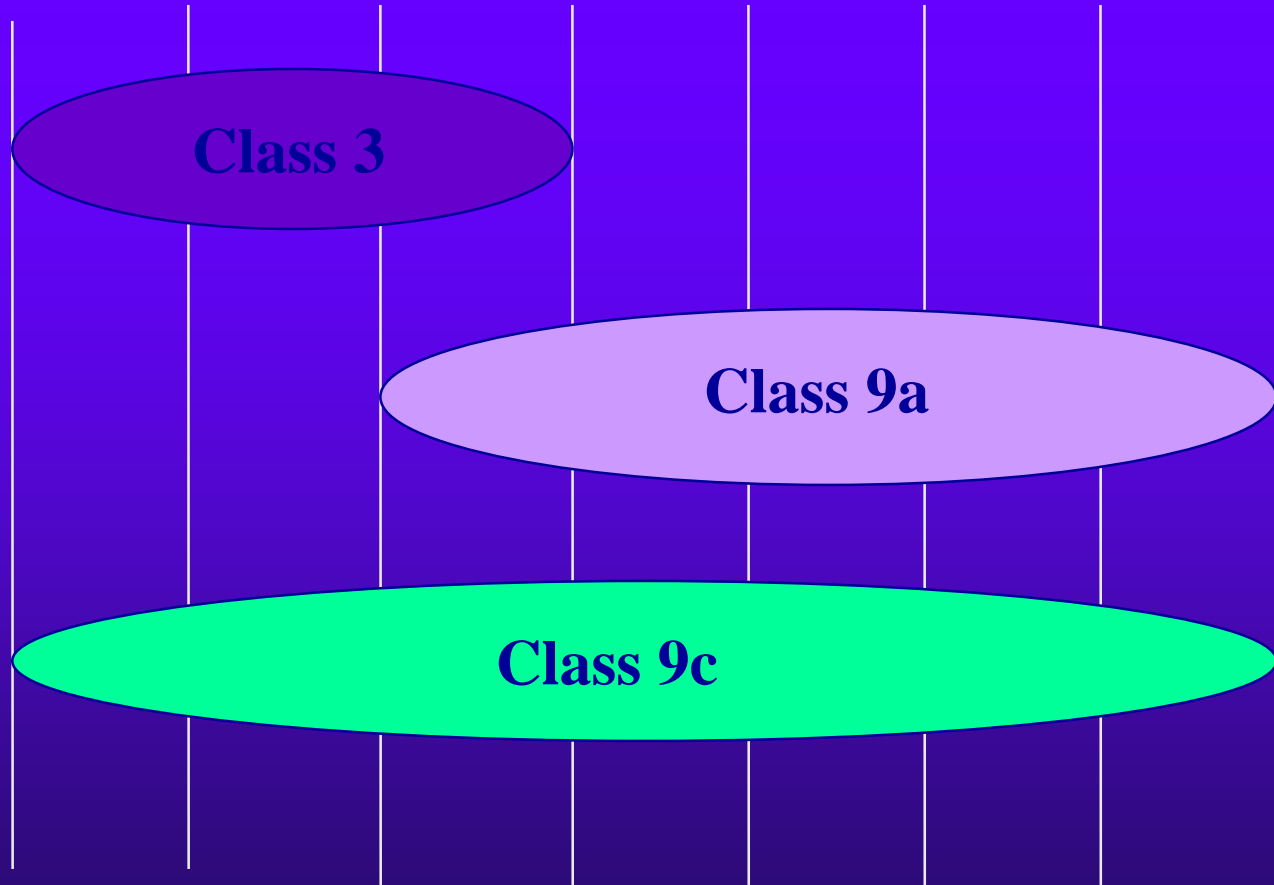
- simplify regulatory requirements
- facilitate greater flexibility in design
- review scope for offering

**Ageing-in Place**



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

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# Building Code of Australia 1996 – 9c Update

- **JULY 2002 FOR FIRE SPRINKLER PROTECTION  
ONLY**



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# Building Code of Australia 1996 – 9c Update

- **Aged Care building Options:**
  - **Current Class 3 Hostel remains**
  - **Current Class 9a Nursing Home remains**



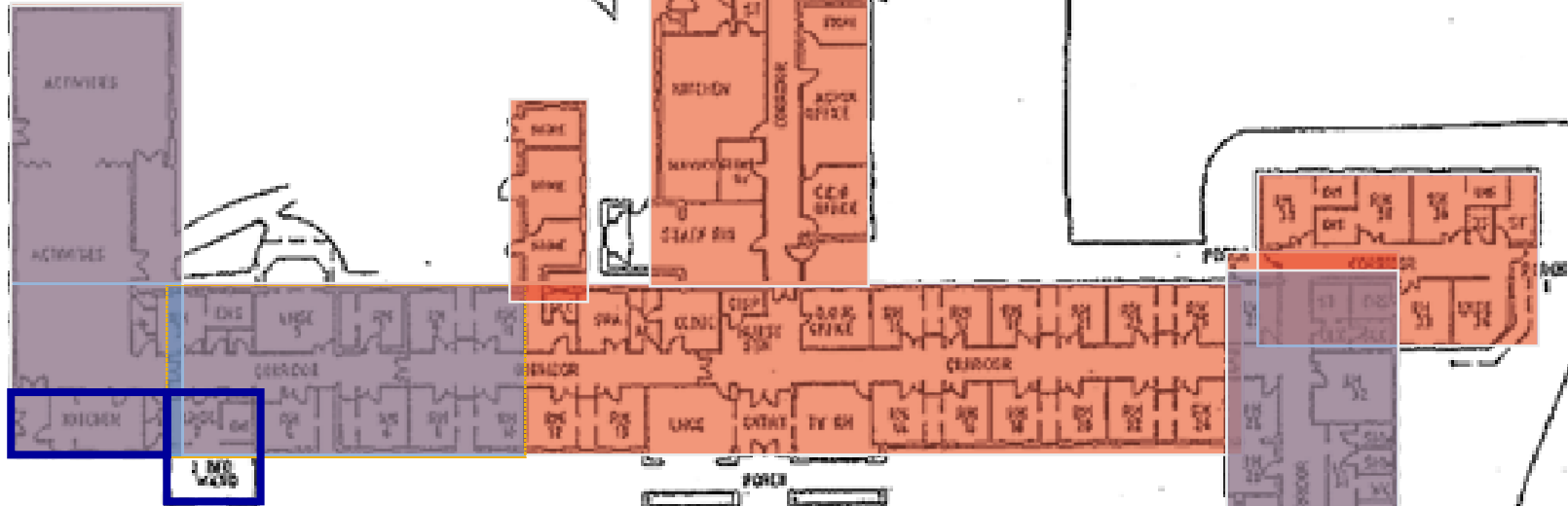
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# Building Code of Australia 1996 – 9c Update

## Fire Sprinklers Installed

- Smoke compartments not exceeding 500 m<sup>2</sup> in floor area.
- Kitchen and Laundry smoke separated

**Fire Sprinkler  
Option**



NURSING HOME  
39 Beds

**Ageing in Place**

**Smoke  
Compartmentation/Separation**



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# Building Code of Australia 1996 – 9c Update

## Fire Sprinklers Installed

- 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



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# Building Code of Australia 1996 – 9c Update

## Fire Sprinklers Installed

- Fire hose reels are not required to be installed  
in a sprinkler protected aged care building



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- **A fire sprinkler protected Hostel building is similar in fire safety to a 9c**
- **Some concessions and dispensations will need to be approved**



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- **24 hr Personal Care staff required**



# Converting a Hostel to a 9c

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- **Fire Compartmentation may need to be installed at 3000m<sup>2</sup>**
- **Kitchen would need to be smoke separated**
- **Laundry would need to be smoke separated**



# Converting a Hostel to a 9c

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- **Standard plasterboard ceiling would comply**
- **May need to install smoke compartments at 500m<sup>2</sup> (40m length of corridor is similar)**



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- **Internal stairs would need to be fire isolated**
- **Spacing of exits around the building would comply**
- **Distance to an alternative exit and the nearest exit should comply**
- **Fire detection and alarm system should comply**



# Converting a Hostel to 9c

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- **Widths of bedroom entrance doors may need to be reviewed to achieve 900mm in older buildings**
- **Widths of corridors may need to be reviewed**
- **Widths of exit doors should comply**



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- **Sound insulation requirements would comply**
- **Access for people with disabilities to rooms are the same**



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## Issues requiring further consideration

- **En-suites not configured for staff assisting the resident**
- **Management of high and low care ratio and location within the building**



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# BCA Ageing in Place 9c