



# C H Group Pty Ltd



St Lukes – ARV NSW

## Certification Assessment Instrument, Guidelines and BCA 9c Workshop



# Agenda for Today's Presentation

**Welcome and Introductions**

**Outline of Agenda**

**1. Introduction**

- **Purpose and Scope**



# Agenda (cont.)

## 2. Background to Certification Process and Revised Instrument

- **Certification History**
- **Certification Instrument**
  - **Overview**
  - **Future Directions**
  - **Room and Ablution Ratios**
  - **New or Existing Facility**
  - **Links with Accreditation**
  - **Storey and Levels**



# Agenda (cont.)

## 3. Site Assessment

- General Overview
- Time Lines
- Exit Interview

## 4. Certification Assessment Instrument and Guidelines

- Overview
- Summary of Amendments to the Certification Instrument
- BCA Classification & incorporating 9c
- Modifications/Dispensations
- Assessment of Lighting Levels



# Agenda (cont.)

## Certification Assessment Instrument and Guidelines (cont.)

- **Assessment Instrument**
  - **Section 1 – Safety**
  - **Section 2 – Hazards**
  - **Section 3 – Privacy**
  - **Section 4 – Access, Mobility & OH&S**
  - **Section 5 – Heating / Cooling**
  - **Section 6 – Lighting / Ventilation**
  - **Section 7 – Security**



# Agenda (cont.)

## 5. Weighted Score Matrix

Close



# Purpose and Objective of Information Seminar

## Purpose

- To provide information on the Key Issues on the application and procedures of Certification and an overview of the new BCA 9c Ageing in Place building classification.

## Objective

- To assist Aged Care service providers in the selecting of external design consultants



# Background, Process of Instrument

## 2.1 History

- **July 1987 Funding tied to Outcome Standards**
- **1992 Commonwealth's Gregory report on standard of buildings**
- **1996 Certification Steering Committee**
- **1997 First round of Certification Assessments pass mark of 57**



# Background, Process of Instrument

## 2.2.1 Overview

- **1998 Discussion Paper released – Certification the Way Forward**
- **Input from Industry on certification document**
- **Results showing high scores overall but poor on fire safety**
- **The worst results in NSW was at 0.43 for Section 1 & 31.03 Overall**



# Background, Process of Instrument

## 2.2.2 Future Direction

- **1999 DHA – Certification Procedures for Residential Aged Care Services**
- **Revised Certification Instrument and Guidelines  
July 1999**
- **Min. 19 points out of 25 for Section 1 – Safety**
- **Min. 60 points overall**



# Background, Process of Instrument

## 2.2.2 Future Direction (cont.)

- **Max. and Average bed and Ablution/Toilets ratios for new buildings from July 1999**
- **Max. and Average bed and Ablution/Toilets ratios for existing buildings for 2008**



# Background, Process of Instrument

## 2.2.3 Room and Ablution Ratios

### Existing facilities - 2008

- Residents per room
  - Average of 2 overall = full points
  - Average between 2 and 3 = some points
  - Average of more than 3 = no points
  - More than or an average 4 residents in a room = failure of certification



# Background, Process of Instrument

## Existing facilities – 2008 (cont.)

- Residents per toilet
  - Average of 3 residents per toilet = full points
  - Average of 3 to 5 residents per toilet = some points
  - Average of 5 to 6 residents per toilet = no points
  - More than 6 residents per toilet = failure of certification



# Background, Process of Instrument

## Existing facilities – 2008 (cont.)

- Residents to showers/baths
  - Avg. 4 residents per showers/baths = full points
  - Avg. 4 to 6 residents to shower/baths = some points
  - Avg. 6 to 7 residents to showers/baths = no points
  - More than 7 residents to shower/bath = failure of certification



# Background, Process of Instrument

## 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



# Background, Process of Instrument

## New facilities – July 1999 (cont.)

- Residents per toilet – mandatory requirements
  - No more than 3 residents per toilet
  - failure of certification if facility does not comply



# Background, Process of Instrument

## New facilities – July 1999

- Residents per shower/bath – mandatory requirements
  - No more than 4 residents per shower toilet
  - failure of certification if facility does not comply

### NOTE:

1. URINALS AND STAFF AMENITIES ARE NOT CONSIDERED IN ANY OF THE RATIOS FOR NEW OR EXISTING FACILITIES
2. RATIOS RELATE TO EACH STOREY OR LEVEL



# Background, Process of Instrument

## 2.2.4 New or Existing Facilities

- **Building Approval issued after July 1999 – New**
- **Existing facility always an existing facility regardless of upgrade works**
- **DHA will notify Assessor whether new or existing**



# Background, Process of Instrument

## 2.2.5 Storeys and Levels

- Ablution ratios applied over each level, storey and wing
- En-suites applicable to room being serviced
- Level defined as a rise of more than 1 metre
- No definition provided for a “Wing”



# **Background, Process of Instrument**

## **2.2.6 Links with Accreditation**

- **Current Certification Status Applies**
- **Once Certified always certified**
- **Free Voluntary Assessment Offer**

## **2.2.7 Annual Fire Declaration Form**



# Site Assessment

## 3.1 General Overview

- **Preparing for the site assessment**

## 3.2 Time lines

- **DHA 90 days**
- **Delaying site assessment**



# Site Assessment

## 3.1 Exit interview

- **Criticism of original process**
- **Assessor will conduct an exit interview**
- **The DHA Certify facilities, not the role of the Assessors**
- **Certification Inspection Evaluation Sheet**



# Certification Assessment Instrument and Guidelines

## 4.1 Overview

- Higher score does not provide additional funding

## 4.2 Summary of Amendments

- Section 1 – Safety
- Section 2 – Hazards
- Section 3 – Privacy
- Section 4 – Access, Mobility and OH&S
- Section 5 – Heating and Cooling
- Section 6 – Lighting / Ventilation
- Section 7 - Security



# Certification Assessment Instrument and Guidelines

## 4.3 BCA Classification

- **Low Care Hostel – Class 3**
- **Low and High Care – Class 9c (fire sprinklered)**
- **High Care Nursing Home – Class 9a**



# Certification Assessment Instrument and Guidelines

## 4.3.2 Definition of an Aged Care Building:

- 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



# Certification Assessment Instrument and Guidelines

**Personal care services means any of the following:**

- **The provision or supervision in**
  - **Bathing showering or personal hygiene; or**
  - **Toileting or continence management; or**
  - **Dressing or undressing; or**
  - **Consuming food.**
- **The provision of direct physical assistance to a person with mobility problems**



# Certification Assessment Instrument and Guidelines

- **The management of medication**
- **The provision of substantial rehabilitative or development assistance**



# **Certification Assessment Instrument and Guidelines**

## **4.4 BCA 9c Ageing in Place**

- **Industry concerns heard**
- **July 1998 Australian Building Codes Board in conjunction with the Department of Health and Ageing (DHA) - working party**



# Certification Assessment Instrument and Guidelines

- **State regulatory representees, DHA, Aged Care providers, Association representatives and Aged Care Industry consultants**



# Certification Assessment Instrument and Guidelines

- **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



# Certification Assessment Instrument and Guidelines

- **DHA Certification Application Form**
- **DHA will inform the Assessor on the classification form the information you provide**



# Certification Assessment Instrument and Guidelines

## 4.5 Modification/Dispensation

- **No points awarded**
- **Residential Sprinkler concessions under the BCA**
- **If facility has modifications or dispensations to BCA – full marks**
- **Evidence must be produced on site to Assessor**



# Certification Assessment Instrument and Guidelines

## 4.6 Certification Instrument

- Full compliance with BCA 96 will ensure passing 19 for Section 1
- Do not need 100 to pass
- As a general rule addressing Section 1 will ensure a facility passes 60 overall



# Certification Assessment Instrument and Guidelines

## SECTION 1 – SAFETY (25 POINTS)

- Residential Fire Sprinkler System
- Not required to pass Section 1
- Concessions available with Hostels under the BCA



# Certification Assessment Instrument and Guidelines

## 1b Fire Compartmentation / Separation

### Class 9a - Nursing Homes

- BCA “Type of construction” – Example Type “C”
- Floor area  $>2000\text{m}^2$  = Fire Walls FRL 90/90/90
- Floor area  $>1000\text{m}^2$  = Fire Separation FRL 60/60/60
- FRL = Fire Resistance Level



# Certification Assessment Instrument and Guidelines

## 1b Fire Compartmentation / Separation

### Nursing Homes (cont.)

- Kitchen floor areas  $>30\text{m}^2$  = fire separate
- Laundries = fire separate



**Fire rated walls at 1000m<sup>2</sup>**

**Fire separate the kitchen and laundry**

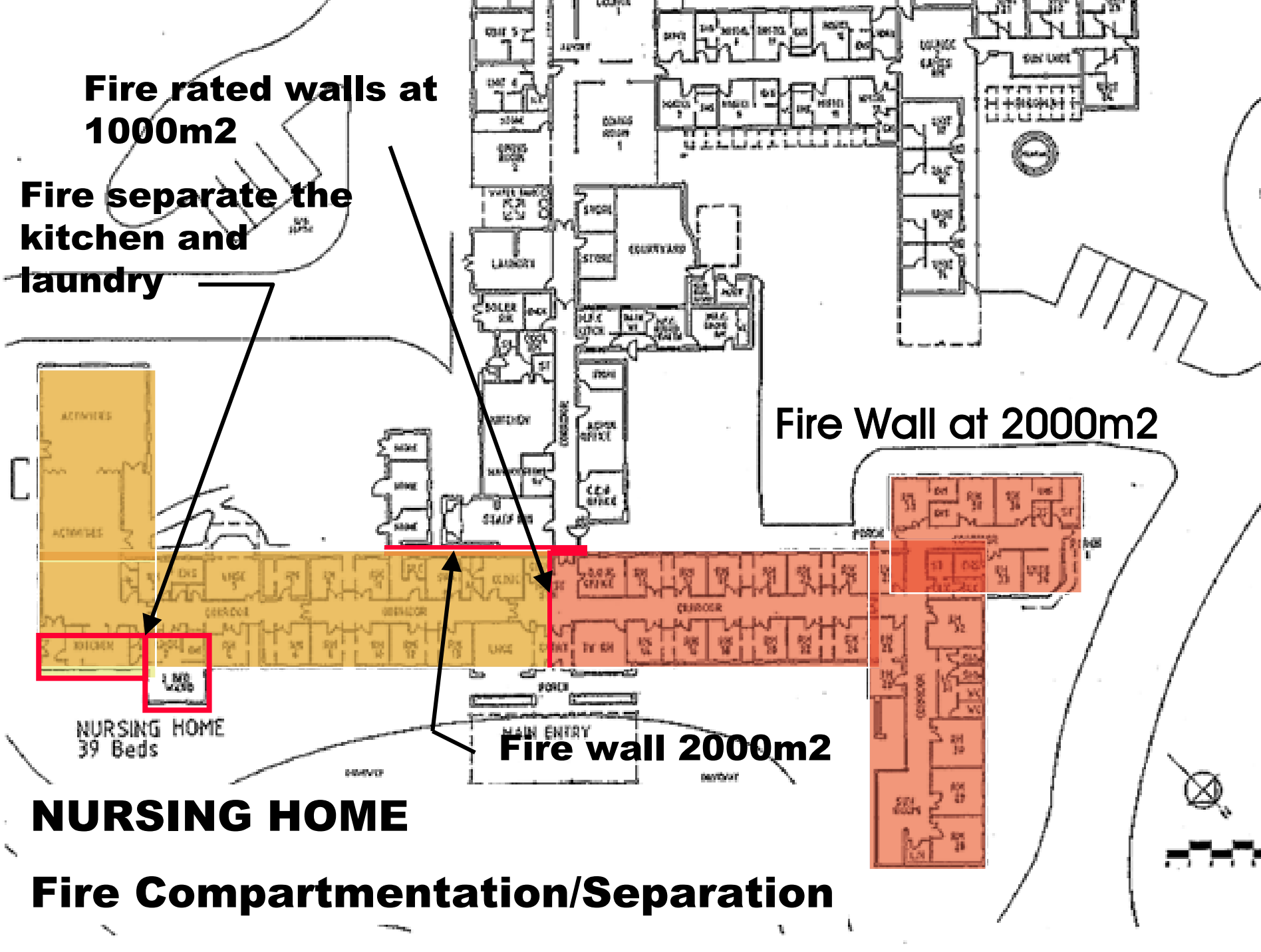
**Fire Wall at 2000m<sup>2</sup>**

**Fire wall 2000m<sup>2</sup>**

**NURSING HOME  
39 Beds**

**NURSING HOME**

**Fire Compartmentation/Separation**



# Certification Assessment Instrument and Guidelines

## 1b Fire Compartmentation / Separation

### Class 3 - Hostels

- **BCA “Type of construction” – Example Type “C”**
- **Each resident room is required to be enclosed with an FRL of 60/60/60**





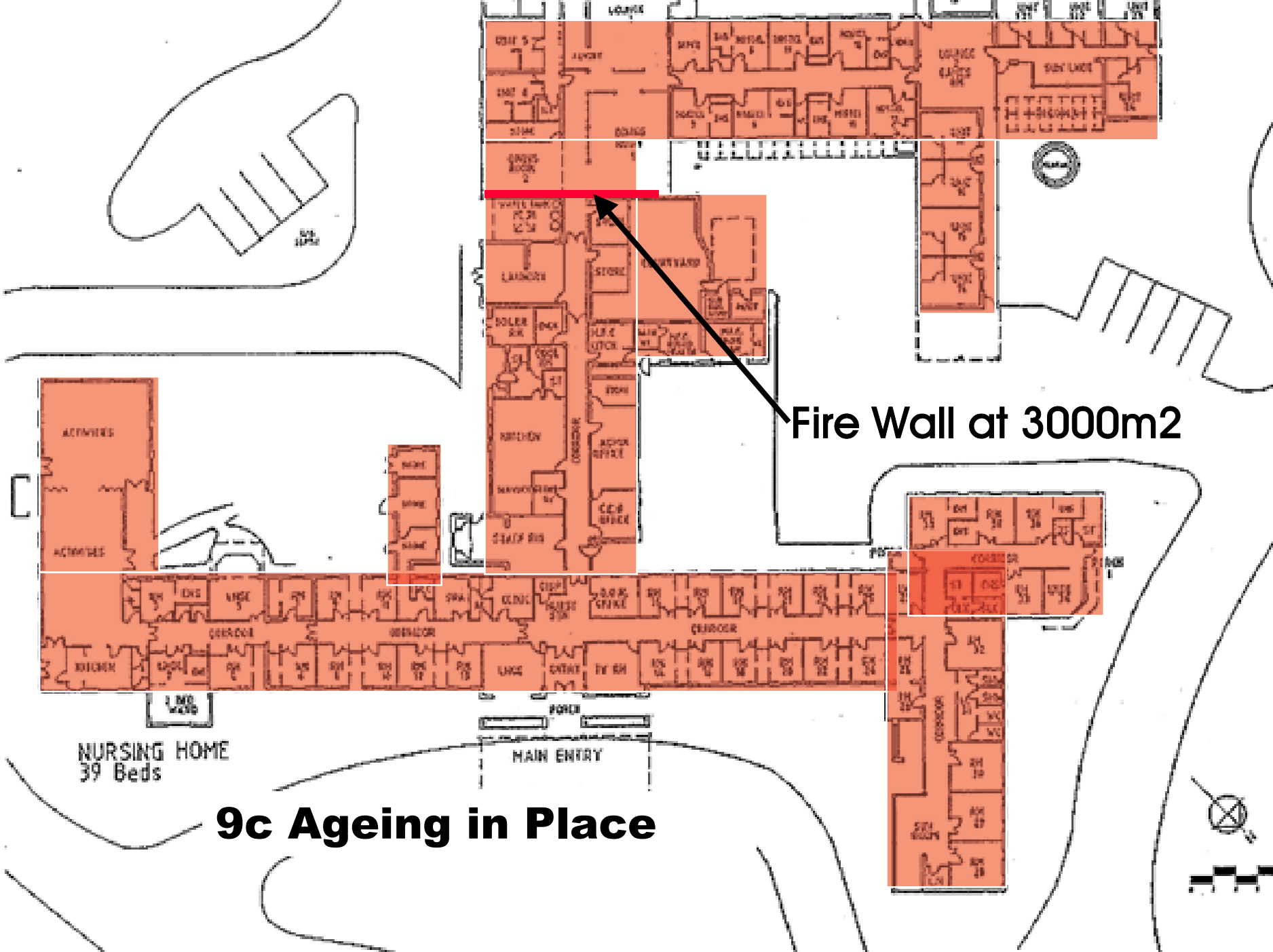
# Certification Assessment Instrument and Guidelines

## 1b Fire Compartmentation / Separation

### 9c Ageing in Place

- BCA “Type of construction” – Example Type “C”
- Floor area  $>3000\text{m}^2$  = Fire Walls FRL 90/90/90





**Fire Wall at 3000m2**

**NURSING HOME  
39 Beds**

**9c Ageing in Place**

# Certification Assessment Instrument and Guidelines

## 1b Fire Compartmentation / Separation

- **60/60/60 = Structural adequacy / integrity / insulation**
- **Materials or prototype construction to achieve fire ratings**
  - **Single skin masonry**
  - **Gyprock, Boral and CSR fire board tested method**



# Certification Assessment Instrument and Guidelines

## 1b Fire Compartmentation / Separation

### Integrity

- Fire Doors across corridors and close properly
- Fire rated walls go to underside of ceiling with correct fire rating or to underside of roof covering
- Seals around penetrations through fire rated walls



# Certification Assessment Instrument and Guidelines

## 1b Fire Compartmentation / Separation

### Tagged

- Fire doors are appropriately tagged with correct rating depending on BCA Type of construction
- Hostel 35mm thick solid core doors with self-closers



Non-fire rated  
wall and no  
self-closer on  
door

## SECTION 1 (CONT.)



Laundry to be  
fire separated





•Exit signage



•Over smoke, fire and exit doors

•Junction of corridors

# Certification Assessment Instrument and Guidelines

## 1C Egress

### Travel Distances

### Nursing Home

- **No Point on floor >12 metres from a point of choice**
- **No more than 30 metres**



# Certification Assessment Instrument and Guidelines

## 1C Egress

### Travel Distances

#### Hostel

- **No more than 6 metres from resident's door to a point of choice if more than 20 metres to an exit**
- **Other room, no more than 20 metres to point of choice**



# Certification Assessment Instrument and Guidelines

## 1C Egress (cont.)

### Travel Distances

#### 9c Ageing in Place

- **No Point on floor >20 metres from a point of choice**
- **No more than 40 metres**



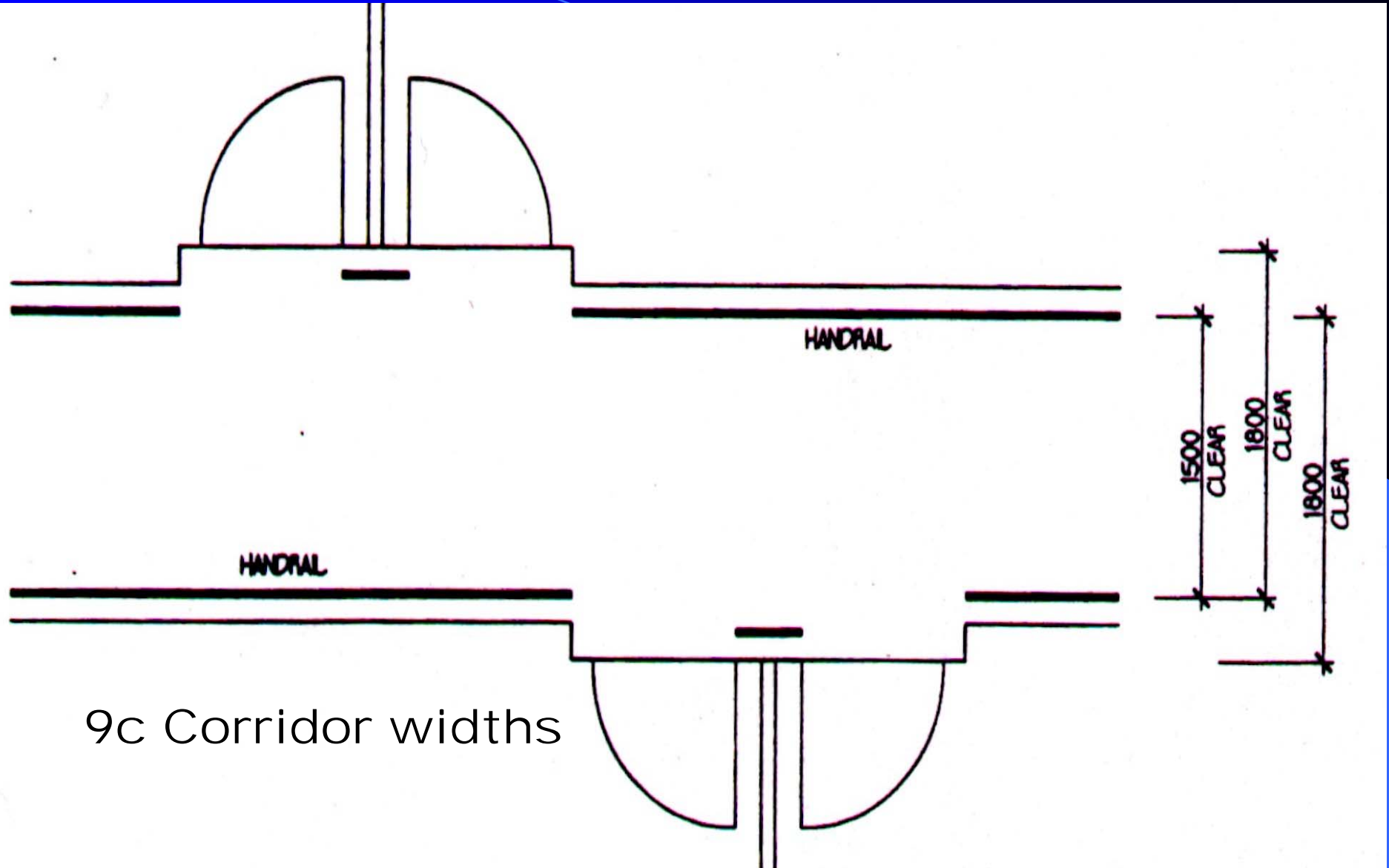
# Certification Assessment Instrument and Guidelines

1C Egress

Widths

- Worst Case
- Full points for 1.8 metres





9c Corridor widths



# Certification Assessment Instrument and Guidelines

## 1C Egress

### Secure Area

- Specific area or whole of building
- Compatible with egress
- May not be and exit door



# Certification Assessment Instrument and Guidelines

## 1C Egress

### Blockages

- Equipment stored in corridors
- Day and time of Assessment



# Certification Assessment Instrument and Guidelines

## 1C Egress

### Discharge

- Enclosed courtyard
- Unmade and uneven exit paths



# Certification Assessment Instrument and Guidelines

## 1C Egress

### Storage Beneath Stairs

- Fire isolated
- Compromises egress from upper storey



# Door Swing and Hardware – Three common problems



Bolts and Latches



Exit door swings inwards and security screen



Curtains blocking access



# Certification Assessment Instrument and Guidelines

## 1d Smoke Compartmentation / Separation

### Nursing Homes

- Floor area  $>500\text{m}^2$





# Certification Assessment Instrument and Guidelines

## 1d Smoke Compartmentation / Separation

### Hostels

- Length of corridor > 40m





# HOSTEL

## Smoke Compartmentation/Separation

# Certification Assessment Instrument and Guidelines

## 1d Smoke Compartmentation / Separation (cont.)

### 9c Ageing in Place

- Floor area  $>500\text{m}^2$  = Smoke Separation only
- Kitchen  $<30\text{m}^2$  and Laundry = Smoke separated only

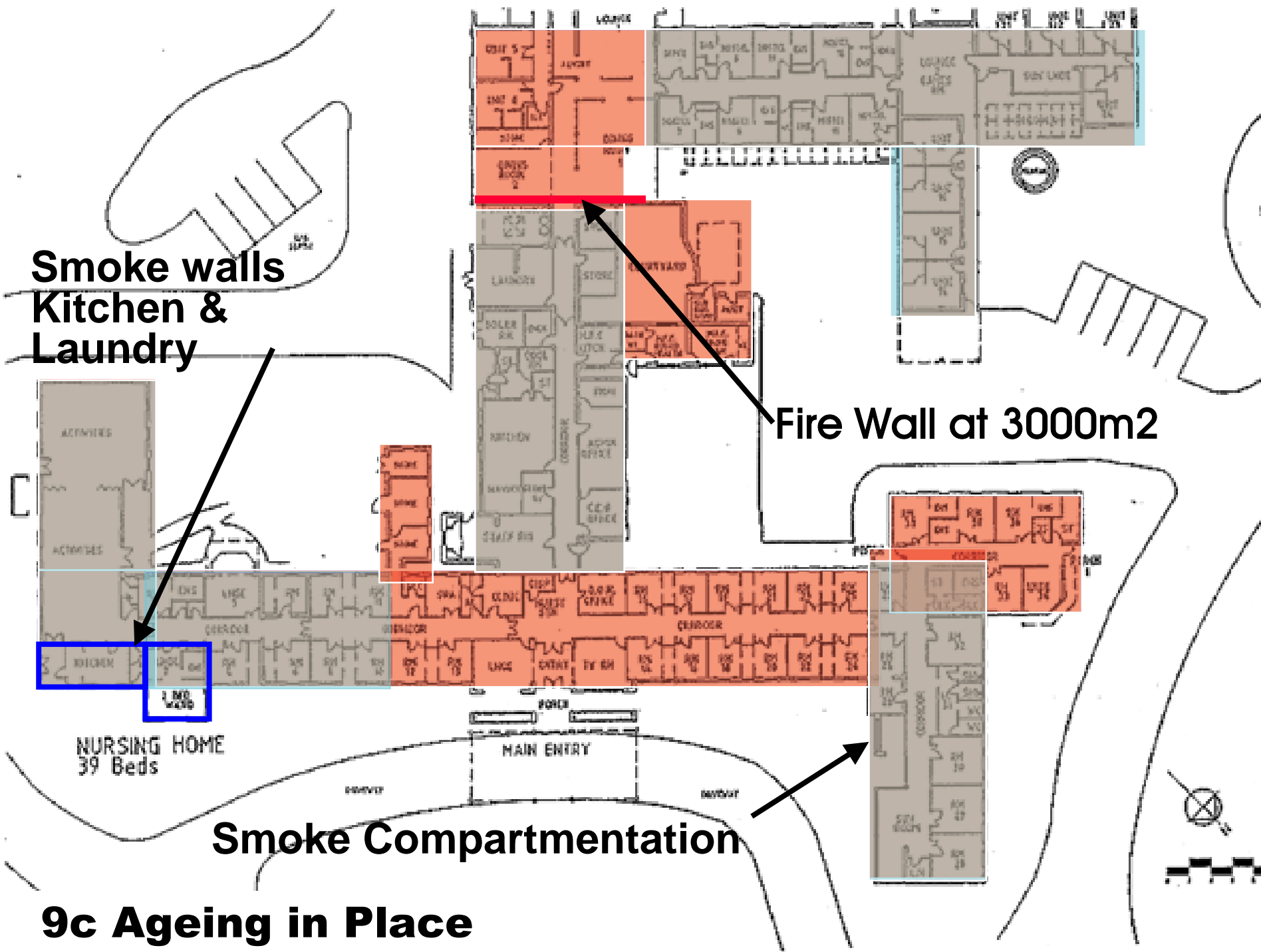


**Smoke walls  
Kitchen &  
Laundry**

**Fire Wall at 3000m<sup>2</sup>**

**Smoke Compartmentation**

**9c Ageing in Place**





400 mm Smoke  
reservoir above doors



# Certification Assessment Instrument and Guidelines

## 1e Fire Fighting Equipment

- Fire hydrant and Hose required where floor area  $>500\text{m}^2$
- Hose reels to be within 4 metres of an exit or adjacent to an internal hydrant
- Cover floor area within 36 metres
- Not pass through fire or smoke doors



# Certification Assessment Instrument and Guidelines

## 1e Fire Fighting Equipment

- Fire extinguisher 1.5 metres for electrical switch boards (Dry Chemical)
- Nurses station, kitchen offices, laundry etc



# Certification Assessment Instrument and Guidelines

## 1f Alarm, Detection & Evacuation Systems

- **Early Warning and Intercommunication System = full points**
- **Smoke detectors in Residents' rooms, corridors**
- **Heat Detectors in Kitchen, Laundry and areas where smoke detector may register a false alarm**
- **Connected to Fire Brigade**





Heat

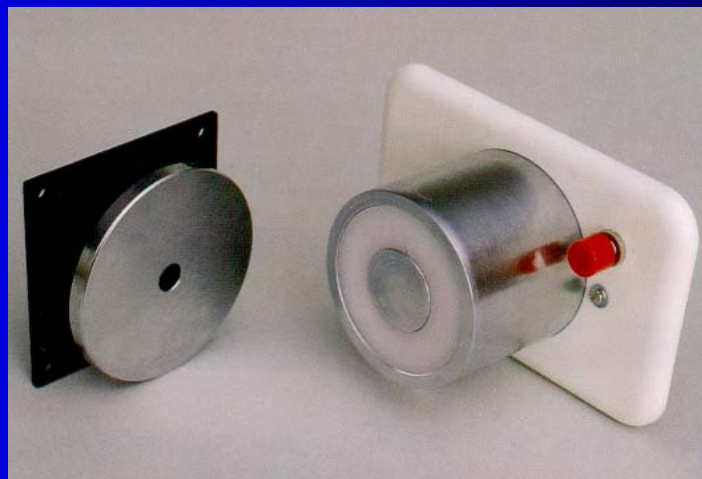


Smoke



Smoke

24B



Magnetic Hold open devices



EWIS



# Certification Assessment Instrument and Guidelines

## 1f Alarm, Detection & Evacuation Systems

- Break Glass alarms – no part of floor >30m
- Regular Maintenance



# Certification Assessment Instrument and Guidelines

## 1g Summoning Assistance and Evacuation

- **Public address system to assist in evacuation**
- **Not required in addition to EWIS**
- **Nurse call identifies room and bed in multi-bed room**
- **Easily accessible**





**In appropriate nurse  
Call System**



# Height of Nurse Call Button



# Certification Assessment Instrument and Guidelines

## 1g Summoning Assistance and Evacuation

- **Other Alarms – additional points area**
  - **Electronic paging system**
  - **Personal monitoring devices**
    - **Dementia, bed wetting, bed sensor etc**
- **More than two alarms connected to a central monitoring system**



# Certification Assessment Instrument and Guidelines

## SECTION 2 – HAZARDS (12 POINTS)

In summary, the assessment in relation to hazards is undertaken by consideration of the following items:

- maintenance procedures
- level of pro-activity in identifying and dealing with hazards and maintenance items
- specific hazards identified on site



## SECTION 2 (CONT.)

Assessors  
check list  
incorporated  
within the  
body of the  
instrument



**Internal Hazards**



SECTION 2  
(CONT.)



**Broken soap holder**



## SECTION 2 (CONT.)





## Raised Door Threshold & Step



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

## SECTION 2 (CONT.)

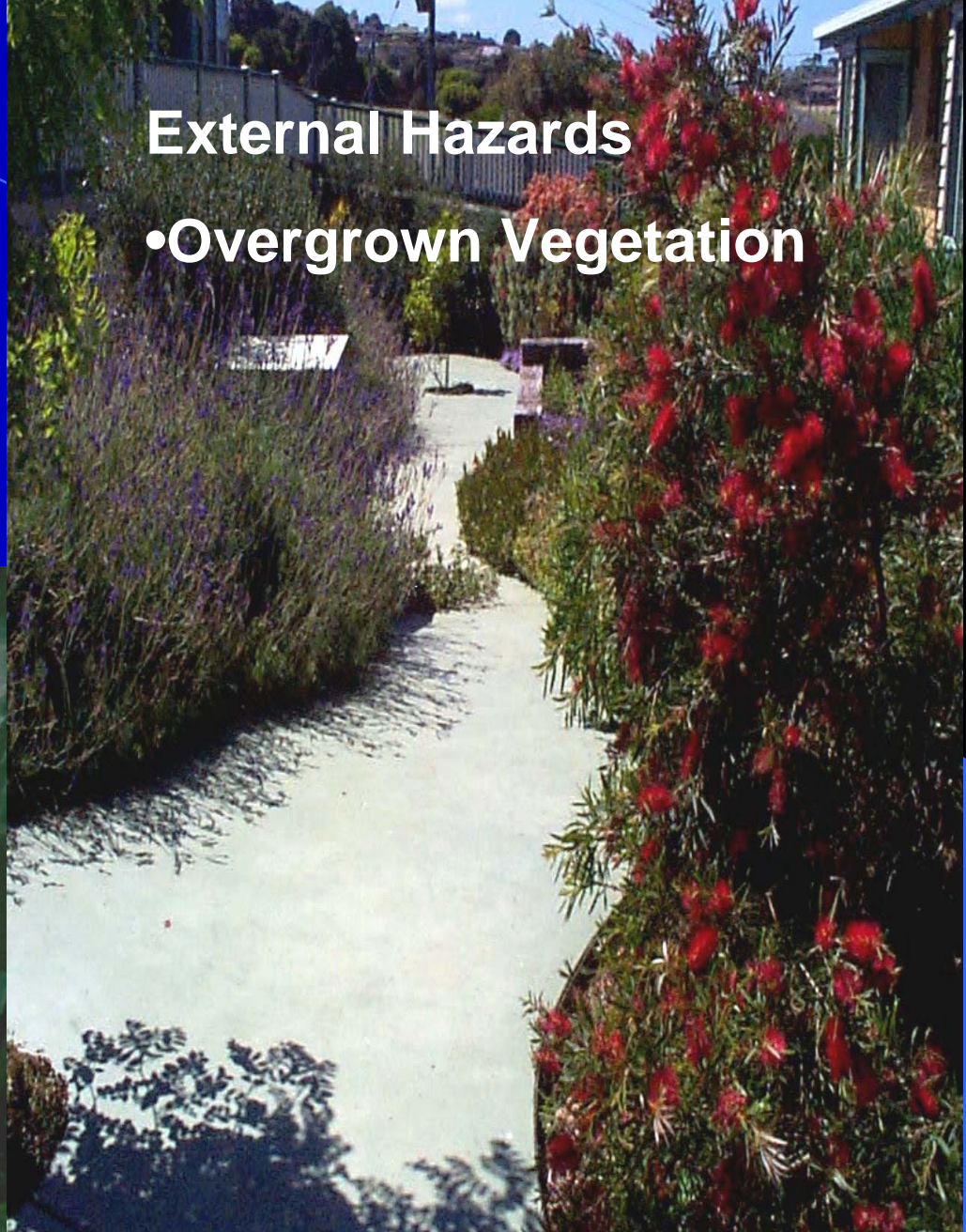
### External Hazards

- Timber railing on stairs



### External Hazards

- Overgrown Vegetation



SECTION 2  
(CONT.)  
Uneven  
paths





Unrestricted access a hazard  
for the visually impaired or fail  
resident

## SECTION 2 (CONT.)

### Water Features



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



Good Example

## SECTION 3 – PRIVACY (26 POINTS)

- Ratio of Residents per room, toilet & shower
- Dividing curtains 100 mm from the floor
- Provision of privacy screening to common areas



# SECTION 3 (CONT.)

Poor Ablution  
configuration



## SECTION 3 (CONT.)

## No Ablution Privacy Screening



## SECTION 3 (CONT.)

- **Domestic towel rails used as grab rails**
- **Not designed for fully or partially assisted**



- **Designed for fully or partially assisted**



## SECTION 3 (CONT.)

- **Fixed privacy screening to toilets and showers**



## SECTION 4 – ACCESS, MOBILITY, OH&S

- Number of storeys residents have rights of access
- Loose retrofit timber ramps
- No greater than 1:14
- Grab rail provided



## SECTION 4 (CONT.)

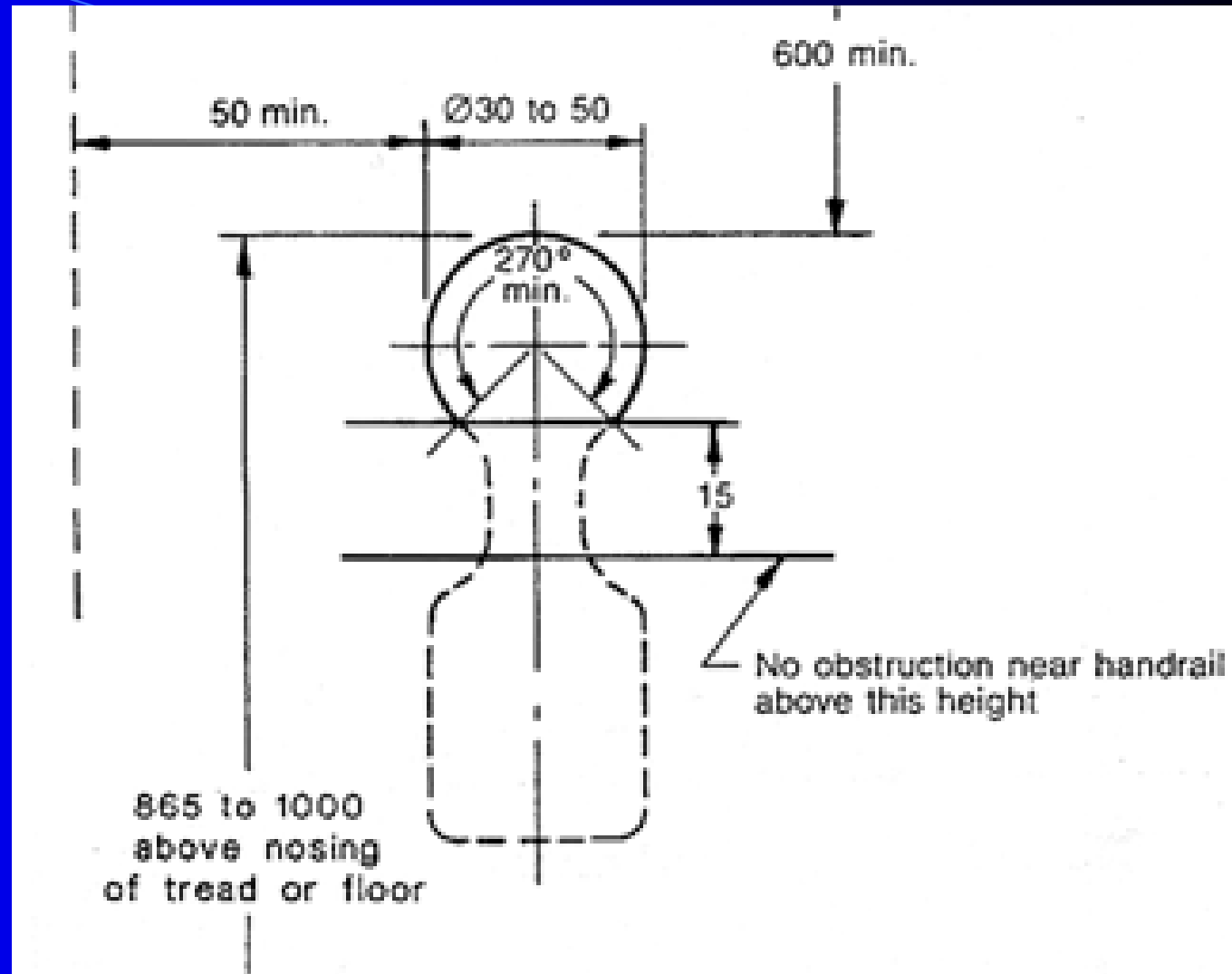
- **Grab rail difficult to hold with arthritis**



- **To close to wall**
- **Grab rail not continuous**



## SECTION 4 (CONT.)



- **AS 1428.1 Profile**

# SECTION 4 (CONT.)

## Circulation

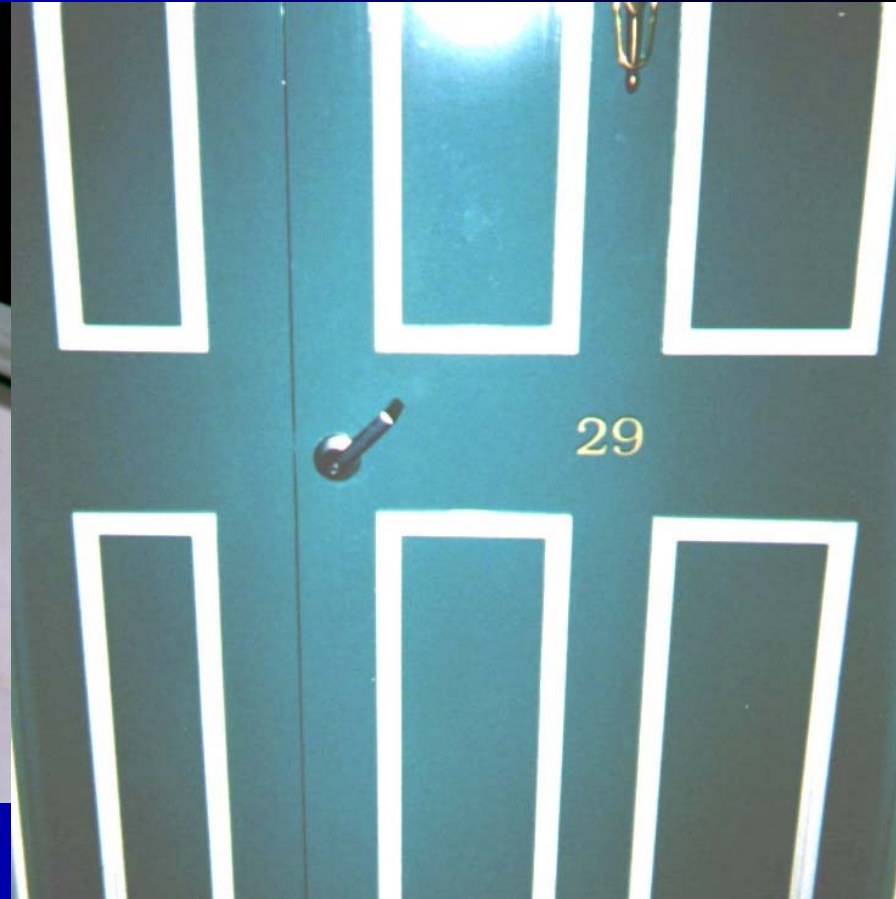
- Main thoroughfares
- Lounge dining rooms



## SECTION 4 (CONT.) - Human Engineering



**Inappropriate location  
with Basin taps on wall**



**Raised door handle**

**Good idea (but not required)**



## SECTION 5 – HEATING AND COOLING (6 POINTS)

- **Specific zones defined throughout Australia**
- **Poor examples of heating and cooling system in Sydney**
- **Full marks for Individual control – by resident or staff assistance**



# SECTION 6 - LIGHTING / VENTILATION

## **Illumination levels determined by AS1680**

- Entry 150 lux
- Living 150 lux
- Bedroom
  - General areas 150 lux
  - Bedside reading 240 lux
- Corridors and hallways 100 lux



# SECTION 6 - LIGHTING / VENTILATION

## Kitchen

- General areas 160 lux
- Task area (food preparation) 300 lux
- Recreation 300 lux
- Bathroom
  - General areas 150 lux
  - Basin / mirror 300 lux



# SECTION 6 - LIGHTING / VENTIATION

- **Location also has an impact on the level of lux achieved**



# SECTION 6 - LIGHTING / VENTIATION

- **Why use  
discolored white  
plastic diffusers  
as sky lights**





- **Can not Determine whether it is Night or Day within the room**



- **Vegetation growth can significantly reduce natural lighting**



## SECTION 6 - LIGHTING / VENTILATION

- **Ventilation requirements follows BCA**
- **Individual control by each resident**



## **SECTION 7 - SECURITY**

- **Adequate lockable storage for residents within their room**
- **Building Security**
- **Further clarification provided on external security within the Certification Guidelines**



# SECTION 7 – SECURITY (cont.)

- Electronic monitoring could be improved with a CCTV



- **Open unsafe external areas for residents and no lighting to staff parking**



## SECTION 8 – RESIDENTIAL ISSUES

- Deleted from new instrument

**“Two points” is no longer worth 2 Points**

**Wanted – good home for slightly used, under valued dog**



# Weighted Scoring Matrix

- **25 points across 32 questions in Section 1**
- **100 points across 60 questions overall**
- **Scores given to provide an indication of how far a facility is from the minimum acceptable standard for that question but may not score points**
- **Section 1 – no points awarded for a score below 3**



# Certification Assessment Instrument & Guidelines and BCA 9c Workshop

