

Property Operations Forum

BCA 2006 & Passing Certification



C.H. Group Building Surveyors



Agenda for Today's Presentation

- BCA 2006 Amendments
 - Date for release
 - AS2293.1-2005 Emergency escape lighting and exit signs for buildings
 - Impact on a Certification Assessment
 - Indicative cost guide for compliance with the new requirements



Agenda for Today's Presentation

- Passing Certification
 - Some new facilities have failed basic BCA fire safety
 - Common issues
 - Major issues of non-compliance
 - Serious hazards identified



BCA 2006



BCA 2006 Amendments

- Adopted throughout Victoria as of 1st May 2006
- The BCA is a continuous improvement document
- Not all amendments affect Aged Care



BCA 2006 Amendments

- Some of the more significant changes;
 - AS1288 Glazing Code
 - Clause C1.10 Fire Hazard Properties
 - Part J – Energy Efficiency
 - AS2293.1 Emergency escape lighting and exit signs for buildings



BCA 2006 Amendments

BCA 2006 Clause E4.8

- Every exit sign must –
 - Comply with AS/NZS 2293.1; and
 - Be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.



BCA 2006 Amendment

AS2293.1, 2005
Pictogram



Straight from here

Left from here



Right from here



BCA 2006 Amendments

AS2293.1 Pictograms low illuminance



No additional background



With additional background

PASSING CERTIFICATION



PASSING CERTIFICATION

- The Federal Department of Health and Ageing Certification process is based on continuous improvement
- Evident with 1997 Instrument now 1999 Instrument and 2005 deadline for compliance
- Current version of the BCA applied at time of assessment



PASSING CERTIFICATION

- Section 1-Safety, 1c(ii) Signage and illumination
 - Currently the maximum score that could be achieved is 1 mark
 - The Department have indicated that under the new Pictogram requirement, worded exit signs will result in a loss of 1 mark
 - This applies to new assessments or reviews



PASSING CERTIFICATION

Facility	Beds	No of Exit Signs	Replace Diffuser Sheet	Replace Diffuser	Replace Exit Sign
Unit Price, Supplied & Installed.			\$11	\$44	\$220
Facility 1 New 2 storey Class 9C	103	34	\$374	\$1,496	\$7,480
Facility 2 New Class 9C addition	32	20	\$220	\$880	\$4,400
Facility 3 New 2 storey Class 9C	45	30	\$330	\$1,320	\$6,600



PASSING CERTIFICATION

- Several new facilities have failed because of basic BCA issues
- Of the facilities that have failed, 80% have a building classification of a 9c



PASSING CERTIFICATION

- Section 1 issues included:
 - Inadequate fire separation
 - Wrong Type of construction chosen
 - Unprotected openings exposed to a fire source feature
 - Non-fire isolated stairs
 - Inadequate exit provisions
 - Inadequate smoke separation



PASSING CERTIFICATION

- BCA D1.7
- c) Where travel from the point of discharge necessitates passing within 6 m of any part of an *external wall* of the same building, measured at right angles to the path of travel, that part of the wall must have—
 - (i) an FRL of at least 60/60/60; and
 - (ii) any openings protected internally in accordance with [C3.4](#).



PASSING CERTIFICATION

BCA C3.4 **Acceptable methods of protection**

- (a) Where protection is *required*, doorways, *windows* and other openings must be protected as follows:
- (ii) *Windows*—internal or external wall-wetting sprinklers as appropriate used with *windows* that are *automatic* or permanently fixed in the closed position, –/60/– fire *windows* (*automatic* or permanently fixed in the closed position) or –/60/– *automatic* fire shutters



PASSING CERTIFICATION

**Unprotected
openings
within 6m of the
discharge from a
fire isolated stair**



PASSING CERTIFICATION

Unprotected
openings



PASSING CERTIFICATION

BCA D1.3;

Requires all stairs in a class 9a and 9c to be fire isolated.

Class 3
sprinklered – 3
or more
consecutive
storeys



PASSING CERTIFICATION

- BCA D1.7 Travel via fire-isolated exits
 - (b) Each *fire-isolated stairway* or *fire-isolated ramp* must provide independent egress from each *storey* served and discharge directly, or by way of its own *fire-isolated passageway*—
 - (i) to a road or *open space*;



PASSING CERTIFICATION

Stairs
discharge
internal



PASSING CERTIFICATION

- BCA Specification C3.4
 - A smoke door of one or two leaves satisfies [Clause 3.1](#) if it is constructed as follows:
 - (a) The leaves are side-hung to swing—
 - (i) in the direction of egress; or
 - (ii) in both directions



PASSING CERTIFICATION

Smoke doors;
-swing against
egress



PASSING CERTIFICATION

BCA Specification C3.4

A smoke door of one or two leaves satisfies [Clause 3.1](#) if it is constructed as follows:

- (b)
 - (i) The leaves are capable of resisting smoke at 200°C for 30 minutes.
 - (ii) Solid-core leaves at least 35 mm thick satisfy [\(i\)](#).
- (c) The leaves are fitted with smoke seals.



PASSING CERTIFICATION

**Decorative
recessed
smoke door**

**Gap between
doors**



PASSING CERTIFICATION

BCA D1.5

**Class 3 and 9a,
spacing is 9m
to 45m**

**Class 9c,
spacing 9m to
60m**

Alternative exits within 9m



PASSING CERTIFICATION

BCA D1.10

**Exit Ramp 1:14
if required for
disability
access & no
steps allowed
for 9a to
roadway**



PASSING CERTIFICATION

**Certification S1
c(vii)**

**Department
does not accept
grass paths as
unobstructed
path to road or
street**



PASSING CERTIFICATION

- Serious hazard issues
 - Must be addressed before status for Certification is considered
 - Unprotected cliff in resident access area
 - Unprotected water feature
 - Issues relating to immanent threat to the life and safety of the occupants.



PASSING CERTIFICATION

Serious
Hazard



PASSING CERTIFICATION

Serious
Hazard



PASSING CERTIFICATION

Serious
Hazard



SUMMARY

- BCA 2006 amendments – Pictograms
- Failing basic BCA fire safety requirements
- Be aware of any Serious Hazards

