

Our Ref: 2112XX-20458-Prelim BCA Review

BCA REVIEW			
Project Title:	BCA AUDIT		
Project Address:	39 THE AVENUE, BALACLAVA		
Reference No.	20458	Date:	17 JANUARY 2022

BUILDING PROJECT PROFILE	
Site Name:	The Avenue Childcare Centre
Property Address:	39 The Avenue, Balaclava
Description of Works:	Site inspection
BCA Version:	2019 Amendment 1
Classification:	Childcare – Class 9b
Use:	Childcare
No. of Storeys:	1
Rise in Storeys:	1
Type of Construction:	Type C
Effective Height:	Not applicable
No. of Occupants: (BCA D1.13)	41 children 10 staff
Floor Area:	278.01m ²

BCA ITEMS			
BCA Clause		Compliance Comments	Compliance Status
C1.1	Fire ratings	<p>Fire ratings are required to be achieved with the following BCA requirements Specification C1.1 clause 5 & BCA table 5</p> <ul style="list-style-type: none"> • External walls <ul style="list-style-type: none"> ○ Within 1.5m of boundary 90/90/90 ○ Within 3.0m of boundary 60/60/60 • External columns <ul style="list-style-type: none"> ○ Within 1.5m of boundary 90/-/- ○ Within 3.0m of boundary 60/-/- • External columns 120/-/- • Floor – no fire rating required • Roof not required to be fire rated 	<p>External wall is of masonry construction; however, the eaves have combustible lining within 3m of the boundary.</p> <p>BCA requires for eaves to be non-combustible lining.</p> <p>Structural engineer to be appointed to review fire ratings.</p>
C1.10 & Spec. C1.10	Fire hazard properties	<p>Fire hazard properties for floor linings and floor coverings, wall linings and ceiling coverings, air-handling ductwork required to be tested.</p> <p>Floor material installed is vinyl</p> <p>Wall lining materials installed are hard plaster/ plasterboard.</p> <p>Without manufacturer data, BCA compliance cannot be determined</p>	<p>Could not determine compliance with BCA provisions in the absence of destructive testing and manufacturers specifications. .</p>
C2.2 & E2.2	General floor area and volume limitations (Fire compartmentation)	<p>As the total floor area is under 3,000m², the building is a single fire compartment.</p>	<p>Compliance achieved.</p>
C2.13	Electricity Supply	<p>If electricity switchboard is required to operate emergency equipment, required to be within a 2hr FRL construction.</p>	<p>No emergency equipment contained that is required to operate in fire.</p>

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C3.2	Protection of openings in external walls	<p>Windows & Doors on the east & west boundary are within 3m of side boundary.</p> <p>Doors required to be protected by a wall wetting sprinklers, or self-closing fire door -/60/30</p> <p>Windows are required to be protected by a wall wetting sprinkler, or -/60/- fire windows either auto closing or permanently fixed, or auto closing fire shutters.</p>	<p>Windows are within 3m of the boundary and are not protected.</p> <p>BCA compliance not achieved.</p>
C3.16	Construction Joints	Construction joints within the external fire wall or between building elements required to be fire resistant sealed with a sealer which is tested in accordance with AS1530.4	Masonry walls did not contain any construction joints
D1.2	No. of Exits required	For a class 9b ground floor required to have a minimum of 2 exits available.	Compliance achieved.
D1.4	Exit travel distances	Maximum travel distance on ground floor is 23m, and no point on the floor travel distance exceeds 12m where point of choice to 2 exits is available.	Compliance achieved
D1.5	Distance between alternative exits	Distance between exits is 27m	Compliance achieved
D1.6	Dimensions of exits and paths of travel to exits	1m clear path of travel is required.	Through doorways minimum width is 760mm. compliance with BCA has been achieved.
D2.7	Installations in exits and paths of travel	If an electrical switchboard is installed in the path of travel to an exit door required to be within a smoke proof cupboard.	Electrical switchboard is within a metal cupboard and does not contain smoke seal and door has latch removed.
D2.15	Thresholds	Please confirm if there is a step or ramp to the front entrance and doors between children's room and outdoor play area. Further review of accessibility requirements and door clearances at entrance to be undertaken.	Complies with BCA provisions.
D2.20	Swinging doors	<p>All exit doors required to swing in the direction of egress.</p> <p>Front gate required to swing in the direction</p>	Compliance achieved.

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D2.21	Operation of latch	<p>BCA requires to allow latch to front gate and child security gates to be more than 1.1m high, as this gate serves a childcare use</p> <p>Security doors/gates required to be installed at a height between 1.5m – 1.65m</p> <p>All other doors require not to be higher than 1.1m except for kitchen door.</p>	Compliance achieved
Part D3	Parts of building to be accessible	The building is required to comply with BCA Part D3 provisions.	Access consultant has been appointed to carry out a BCA audit on Part D3.
E1.3	Fire hydrant system	Not required as the building is less than 500m ² .	Not required
E1.4	Fire hose reel	Not required as the building is less than 500m ² .	Not required
E1.5	Sprinklers	Sprinklers are not a deemed-to-satisfy requirement for a single storey childcare centre.	Not required
E1.6	Portable fire extinguishers	Building is required to be protected with water type, dry chemical and/or CO ₂ fire extinguisher.	Compliance achieved
Spec. E2.2	Smoke hazard management	Building is not required to be served with a smoke detection system nor a building occupant warning system.	Not applicable
E4	Exit signs and emergency lights		Exit signs comply with BCA provisions
FP1.4	Weatherproofing of walls	There is no BCA deemed to satisfy clause for compliance to be achieved.	To demonstrate compliance an assessment is required to be carried out either via BCA verification Method Clause FV1,1 or demonstrated through a performance solution report so that weatherproofing can be achieved
F1.1	Stormwater		Structural engineer to determine if stormwater complies with AS3500.3

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F1,5	Roof Coverings		Roof is of terracotta tiles. Also, the veranda has a polycarbonate covering at the rear which cannot determine compliance with fire indices.
F1.6	Sarking	Within the cavity walls sarking require to be non-combustible material. Without manufacturer data BCA compliance cannot be determined	Could not determine compliance with BCA provisions in the absence of destructive testing and manufacturers specifications.
F1.11	Provisions for floor waste	No urinals have been installed therefore no requirements for floor waste are required.	No urinals have been installed
F1.13	Glazing Assemblies	All glazing assemblies required to comply with AS1288 & AS2047	Glazing did not have any Australian standard labels on the window therefore could not determine compliance with BCA provisions could not determine compliance with BCA provisions in the absence of destructive testing and manufacturers specifications. .
F1.7	Waterproofing of wet areas	Walls and floors within wet areas required to be waterproofed	All wet areas have water resistance material such as tiles and vinyl. Laundry did not have water resistant splashback. Could not determine compliance with BCA provisions in the absence of destructive testing and manufacturers specifications. .
F2.2	Calculation of number of occupants & facilities	Require to provided separate male and female facilities. Faculties are not permitted to be shared between children and staff.	Toilet facilities provided have only a unisex toilet. However, this toilet does not comply with AS1428.1 provisions.

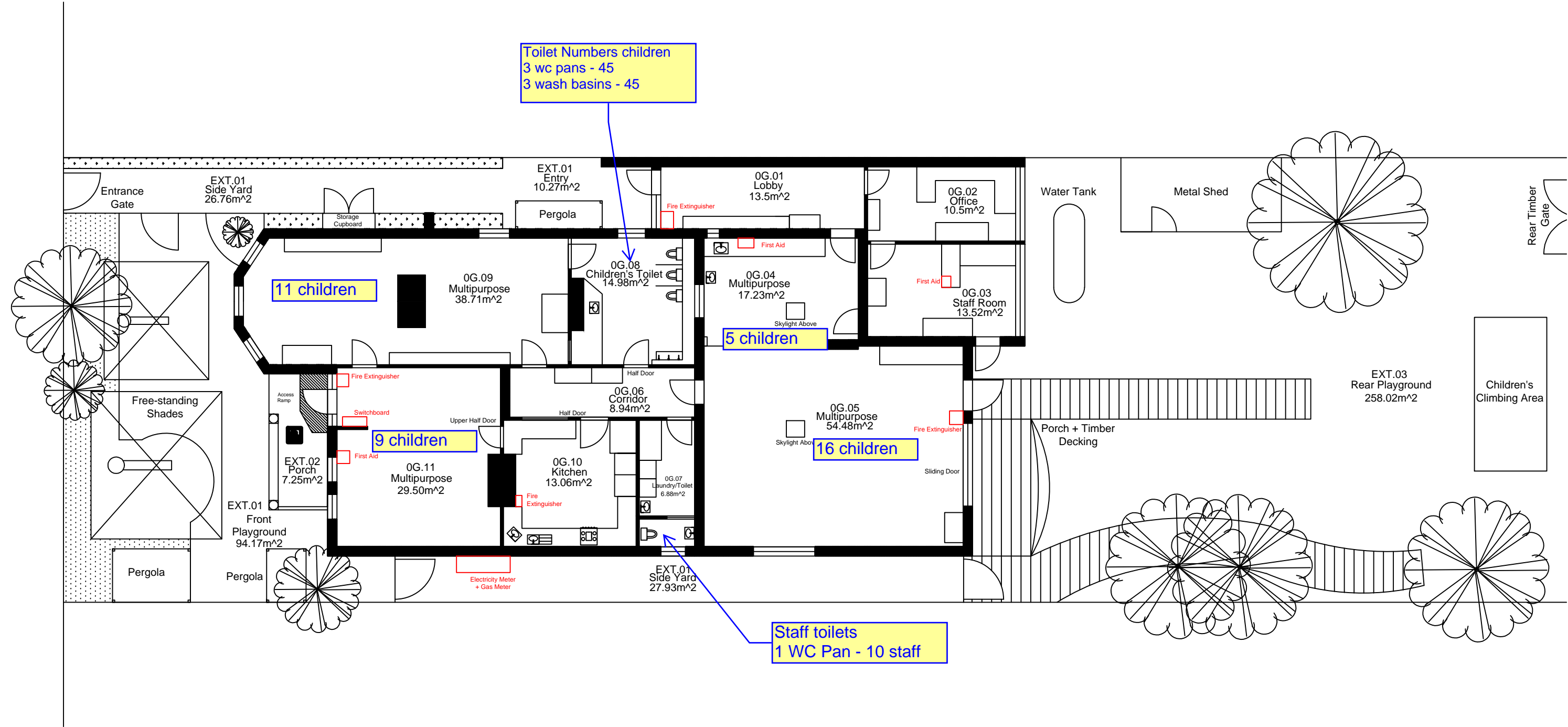
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F2.3	Facilities in Childcare centre	<p>Kitchen</p> <ul style="list-style-type: none"> ➤ Sink ➤ Hand washing facility ➤ Refrigeration ➤ Cooking facilities ➤ Door or gate with childproof latch. <p>Bathroom</p> <ul style="list-style-type: none"> ➤ 1 bath, shower, or shower/bath <p>Toilets</p> <ul style="list-style-type: none"> ➤ Junior pan ➤ Washbasins rim height not exceeding 600mm high ➤ Accessible from both outdoor and indoor play areas. ➤ Toilets able to be observed by staff from outdoor and indoor play areas. <p><u>In addition to 3yr childcare centre</u></p> <p>Kitchen</p> <ul style="list-style-type: none"> ➤ Ability to able to supervise the children (2yrs) from prep area or kitchen <p>Laundry</p> <ul style="list-style-type: none"> ➤ Washtub ➤ Washing machine <p>Bathroom</p> <ul style="list-style-type: none"> ➤ Bench type baby bath ➤ Nappy change bench within 1m of the baby bath bench. <p>Nappy change bench</p> <ul style="list-style-type: none"> ➤ Separate Adult hand washing facility within 1m of the nappy change bench ➤ Not less then 0.9m² nappy change bench ➤ Bench height between 850mm-900mm ➤ Step ladder and storage for steps 800mm high, 500mm wide, 800mm deep <p>Staff to have visibility (window) from the nappy changing bench towards children play area</p>	<p>Non -compliance include the following</p> <p>Kitchen did not have a safe childproof gate/door.</p> <p>Bathroom does not contain a shower or bath.</p> <p>Bathroom did not have a baby wash tub.</p> <p>No separate adult washing facilities provided within the bathroom</p> <p>Bench height is higher than 900mm actual height is 920mm</p> <p>Space for step ladder does not have a minimum width of 500mm actual width is 430mm</p>

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F2,4	Accessible sanitary facilities	<p>Childcare centre is required to have an accessible sanitary facility.</p> <p>Also, the centre is required to have separate male and female facilities.</p> <p>Also required to be provided with a separate male and female ambulant toilet</p>	Access consultant to include review of sanitary facilities.
F2,5	Construction of sanitary compartments	<p>Children's facilities require to have each sanitary compartment screened by a partition (except for a doorway) at least 900mm high and not installed higher than 1200mm.</p> <p>Where the distance between door and sanitary closet pan is less than 1200mm require lift off hinders.</p>	<p>BCA compliance has not been achieved.</p> <p>The partition screen is less than 900mm</p>
F3.1	Room heights	<p>Kitchen, corridor, storage sanitary compartments must have a height not less than 2100mm</p> <p>Office and playrooms must have a room height not less than 2400mm.</p>	Room height complies with BCA.
Vic F3.101	Children services – size rooms	Children's room must have clear floor area space of 3.25m ² for each child using that room.	Number of children has not been provided.
F4.1	Provisions of natural light	Playrooms and the like must have natural light provided.	Natural light is provided and complies
F4.2	Methods of extent of natural light	<p>50% of windowsills must not be more than 500mm from the floor within each children's room.</p> <p>Further reviews required. Current overhangs to all Playrooms mean that direct light is not available.</p>	Only the rear room has 50% windowsills below 500mm. all other rooms do not comply with BCA provisions
F4.5	Ventilation of rooms	<p>Bathrooms</p> <p>Laundry</p> <p>Toilets</p> <p>Office</p> <p>Children's area</p>	<p>All bathroom areas have been provided with mechanical exhaust.</p> <p>Laundry does not have a mechanical exhaust installed.</p>
F4,6	Natural Ventilation		Natural ventilation complies with BCA provisions.
F4.8 & F4.9	Restrictions on location of sanitary compartments & Airlocks	Must not open directly into a workplace room occupied more than 1 person	Compliance achieved.

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F4.12	Kitchen local exhaust		Kitchen local exhaust has been provided
G1.3	Outdoor play spaces	Outdoor play area to have enclosed sides complying with AS1926.1.	Compliance achieved. All gate latch height is above 1.5m
Vic H104.2	Doorways to a children's room	Where the number exceeds 21 children within a playroom at least 2 doorways widely separated as possible providing direct access to outdoor play area, or passage leading to the outside or fire isolated exit.	Compliance achieved.
Part J1	Building Fabric	Energy consultant to determine if compliance is achieved.	Without the manufactures data it is unknown if the insulation within the wall achieves the minimum insulation R-rating Could not determine compliance with BCA provisions in the absence of destructive testing and manufacturers specifications. .
Part J3	Building sealing	Flues, roof lights, windows, doors, exhaust fans, junctions to walls, floors and ceilings required to be sealed.	Within the rooms could not see any penetrations that is not sealed.
Part J5	Air-conditioning & ventilation systems		Mechanical engineer to determine compliance with Part J5 provisions.
Part J6	Artificial lighting & power	Lighting calculation will determine if compliance has been achieved. Without manufacturer data on lighting BCA lumens compliance cannot be determined	Electrical engineer to determine compliance with Part J6 provisions.

Regards,

DANIEL JURIC
Building Surveyor



Notes



CITY OF PORT PHILLIP

THE AVENUE CHILDREN'S CENTRE
39 The Avenue, Balclutha

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