

Handout 1 - Compliance Review

Participant name	Tyanna Childs
Date	17/01/2024
Building and construction project	RTO Facility – Job # QU-0204
Project overview	Demolition of an existing warehouse and converting to a class 9b educational facility and office building.
Building classification	☒ Class 1 – 10 buildings, max two storeys ☐ Class 2 – 9 building, Type C only constructions Specify class: 9B – Educational building
Project site address	878 Beaudesert Road, Coopers Plains
State/territory where project is undertaken	Queensland
Construction plan documents reviewed	- Electrical Layout – Ground Floor - Ground Floor Plan - Section A Plan - Plumbing Layout

Building Regulations

List relevant regulations

Building regulations	Plans comply		Explanation
<i>Example: Smoke alarms</i>	☒ Yes	☐ No	<i>Smoke alarm locations shown in floor plans - photoelectric (AS 3786-2014) hardwired and interconnected.</i>
Artificial lighting	☒ Yes	☐ No	As per recessed lights on electrical layout, artificial lighting is installed in bathrooms and showers at a rate not less than 1 light fitting per 16m ² (NXX Part 3.8.4.3)
Accessible unisex sanitary facility	☒ Yes	☐ No	As per Ground Floor Plan, the Accessible unisex sanitary facility is in accordance with AS1428.1-2021, with a space larger than the minimum requirement of 1900mm x 2500mm.
Accessible unisex sanitary facility	☒ Yes	☐ No	As per Ground Floor Plan, the Accessible unisex sanitary facility has an entry door that is compliant with AS1428.1-2021 Clause 10.2 with a clear opening dimension minimum of 850mm.
	☐ Yes	☐ No	
	☐ Yes	☐ No	
	☐ Yes	☐ No	

Building Standards

Provide relevant standards

Building Standards	Plans comply		Explanation
AS/NZS 3500:4:2021	☒ Yes	☐ No	Hot water temperatures at basins and showers to have an 'RMC Heatguard 15' (DN15) tempering valve installed as per plumbing layout.
AS 1432:2004	☒ Yes	☐ No	All water pipes to be installed are type 'B' copper tube as per plumbing layout.
AS/NZS 1260:2009	☒ Yes	☐ No	Plumbing layout states all sanitary plumbing and drainage pipes shall be UPVC Class 'DWV'.
	☐ Yes	☐ No	
	☐ Yes	☐ No	
	☐ Yes	☐ No	

NCC Requirements

Fire Safety

Requirements	Plans comply		Explanation
Smoke detection and alarms	☒ Yes	☐ No	As per Electrical Layout, smoke detectors/alarms are to be installed in every room & walkway/hallway in accordance with NCC Vol 1 S20C3.
Visibility in an emergency	☐ Yes	☒ No	Electrical Layout plan does not include the install of Emergency lighting in every passageway, corridor or the like that is part of the path of travel to an exit, making it non-compliant as per NCC Vol 1 E4D4 – Emergency lighting requirements.
	☐ Yes	☐ No	
	☐ Yes	☐ No	
	☐ Yes	☐ No	
	☐ Yes	☐ No	

Health and amenity

Requirements	Plans comply		Explanation
Room Height	☒ Yes	☐ No	As per Section A Plan, floor-to-ceiling height is 3000m, which in accordance with NCC Vol 1 F5P1 – Room or space heights.
Light	☒ Yes	☐ No	As per Electrical Layout and Elevation 1 Plan, natural lighting and adequate artificial lighting is provided as per NCC Vol 1 F6F1 – Natural light & NCC Vol 1 F6F2 – Artificial light.
Facilities	☒ Yes	☐ No	As per Plumbing Layout & Floor Plan, occupants are provided adequate personal hygiene facilities in accordance with NCC Vol 1 F4P1 – Personal Hygiene Facilities.
	☐ Yes	☐ No	
	☐ Yes	☐ No	
	☐ Yes	☐ No	

Safe movement and access

Requirements	Plans comply		Explanation
Provision for escape	☒ Yes	☐ No	As per Ground Floor Plan, there are 2 x exits in accordance with NCC Vol 1 D2E3 – Number of exits required.
Provision for escape	☒ Yes	☐ No	As per Ground Floor Plan, both exits have a width over 1m which is in accordance with NCC Vol 1 D2D8 – Width of exits and paths of travel to exits.
	☐ Yes	☐ No	
	☐ Yes	☐ No	
	☐ Yes	☐ No	
	☐ Yes	☐ No	

Energy efficiency

Requirements	Plans comply		Explanation
External doors & windows	☒ Yes	☐ No	As per Ground Floor Plan, external windows and doors to be fitted with a seal. Fitted seals to be installed to all edges, including the bottom of a swing door as per NCC Vol 1 J1P1 – Energy use (e) the sealing of the building envelope against air leakage.
Insulation – Ceiling	☐ Yes	☒ No	Section A plan states that R2.5 Glasswool batts to be used, however as per NCC Vol 1 J4D3 it should be a minimum of R3.7.
Insulation Walls	☒ Yes	☐ No	As per Section A plan, Sisalation wrap is to be used to external walls which is in accordance with NCC Vol 1 J4D3.
	☐ Yes	☐ No	
	☐ Yes	☐ No	
	☐ Yes	☐ No	