Building Code of Australia 2019 Amendment 1

BCA REVIEW REPORT

10 Young Street West Gosford

Prepared for: JAPRICO DEVELOPMENTS PTY LTD | Issue date: 11 Aug 2022

Contents

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
6	Architectural Details (Updated)	11 Aug 2022		
			Angus Peters	Joel Lewis
				BDC2335

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	Draft for comment	21 June 2020	BJ Cilia
2	Draft for comment	20 July 2020	BJ Cilia
3	Final	05 August 2020	BJ Cilia
4	Revision F Architectural Details	5 March 2021	Heath McNab
5	Revision G Architectural Details	29 March 2021	Heath McNab
6	Revision G Architectural Details (Updated)	23 May 2022	David Yan
7	Revision J Architectural Details (Updated)	10 Aug 2022	Angus Peters

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1 Executive Summary

As Accredited Certifiers, we have reviewed architectural design documents prepared by marchesepartners (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2019 Amendment 1.

1.1 Anticipated Performance Solutions - Fire & Life Safety

The assessment of the design documentation has revealed that the following areas do not comply with the DtS provisions of the BCA.

The applicant has stated that these areas shall be subject of an assessment against the Performance Requirements of the BCA in lieu of redesign to achieve compliance with the DtS provisions

DTS Clause	Description of Non-Compliance	Performance Requirement
C2.14	Public corridors in Class 2 and 3 building Level 03-04: ▪ Continuous corridor length of 90m in lieu of smoke separation at 40m intervals	DP6, EP2.2
C3.3	Protection of openings in separate fire compartments ▪ In various locations openings in different Class 2 and 3 SOU's are less than the prescribed minimum distance. ▪ In various locations openings within the external wall of the SOU's are within 3m of the bounding construction to the public corridor.	CP2
D1.2	Number of Exits Level 00M: ▪ Single exit provided in lieu of 2 in a building greater than 25m *effective height*	DP4, EP2.2
D1.4	Exit Travel Distances Level 00M: ▪ 21m to a single exit in lieu of 20m Levels 03 & 04: ▪ 6.5m to a Point of Choice in lieu of 6m Levels 05 to 09: ▪ 7m to a Point of Choice in lieu of 6m	DP4, DP6, EP2.2

D1.5	Distance between alternative Exits Level 03-04: ▪ 60m between exits in lieu of 45m	DP4, DP6, EP2.2
D1.7(b)	Travel via fire-isolated exits The central fire-isolated stair discharges into an area which is ▪ open for $\frac{1}{4}$ of its perimeter, has an unobstructed height of 2.7m and the door is 13m from open space in lieu of ▪ being open for at least $\frac{1}{3}$ of its perimeter with an unobstructed height of at least 3.0m and the door no greater than 6m from open space	DP4, DP5, EP2.2
D1.7 (c)	Travel via fire-isolated exits The discharge of fire isolated exits necessitates occupants to egress within 6m of unprotected openings of the same building	DP5
D2.20	Swinging Doors Door leading from loading dock into the central fire-isolated stair/fire-isolated passageway on Ground Floor swings against the direction of egress. This door cannot be re-swung as it will impact the egress width and occupants evacuating through the fire-isolated passageway.	DP4
E1.3	Fire Hydrants Access to the pumproom is via a covered area and not direct from open space (un-covered) as required by clause 6.4.2 of AS 2419.1-2005. The booster location is not within sight of all main entrances to the building.	EP1.3
E2.2	Smoke Hazard Management – Zone Pressurisation System (Vertical) A rationalisation of the Zone Pressurisation system required to the Class 7a carpark and retail portions.	EP2.2

	This is only required between the Retail and Carpark level and not the entire building.

The above fire engineered solution which references any of the following performance requirements; EP1.3, EP1.4, EP1.6, EP2.1, EP2.2 EP3.2 will need to be approved after consultation with the Fire + Rescue NSW as part of the Construction Certificate process.

1.2 Anticipated Performance Solutions - Accessibility

The assessment by the appointed Access Consultant has revealed that the following areas do not comply with the DtS provisions of the access requirements of the BCA.

Description of Non-Compliance	Performance Requirement
See Access Consultants Report	DP1

1.3 Anticipated Performance Solutions – Energy Efficiency

The assessment by the appointed ESD Consultant has revealed that the following areas do not comply with the DtS provisions of the access requirements of the BCA.

Description of Non-Compliance	Performance Requirement
See ESD Consultants Report	JP1

1.4 Further Detailing and Anticipated Design Modification

The assessment of the design documentation has revealed that the following areas are required to be addressed through architectural redesign to meet the prescriptive DtS provisions of the BCA.

DTS Clause	Required Design Amendment
C3.11	All linen and cleaners rooms within the class 2 & 3 areas are required to be protected by a -/60/30 fire door in public corridors.
D1.2 & D.14	Level 00 Showroom only has one exit in lieu of two and 49m to a single exit in lieu of 30m. Please confirm if there is any access provided to the L5 plant area as an extended travel distance is triggered. Design can be amended.
Part D1 & D2	Further details are needed on the use of the following spaces, as a person may need to seek egress these locations ▪ Level 1 Carpark Roller Shutter ▪ Level 5 Terrace
Part D3	Accessibility Requirements Any recommendations of the appointed Access Consultants
E1.3, E1.5	Fire Hydrant & Sprinkler Boosters Are not indicated on plans ▪ If attached to building – be within sight of main pedestrian entrance ▪ If remote from the building- be within sight of the main entrance & adjacent to the principal vehicle entrance This shall form part of the Construction Certificate documentation.
E1.8	Fire Control Centre (FDCIE / FBP) Is not within the lobby of the building or accessible from the lobby of the building. ▪ Dedicated area for FBP + clearances. ▪ Max 300mm change in level from road. ▪ Operating clearances cannot overlap with required egress paths / widths, i.e. 1.0m clear.

	This shall form part of the Construction Certificate documentation.
F1	Weatherproofing As there are no DtS provisions to satisfy FP1.4, Weatherproofing of external wall systems must be in accordance with BCA Verification Method FV1. This shall form part of the Construction Certificate documentation.
F5	Acoustics Prior to Construction Certificate all acoustic ratings are to be detailed on construction plans and report provided by acoustic consultant. This shall form part of the Construction Certificate documentation.
F6	Condensation Management Prior to Construction Certificate all construction plans are to be detailed clearly demonstrating condensation management systems and included on Architects Design Compliance Statement. This shall form part of the Construction Certificate documentation.
Section J	Energy efficiency requirements Any recommendations of the appointed ESD Consultant

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer's details.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning & Assessment Act 1979 (As Amended) and the Environmental Planning & Assessment Regulation 2021.

2 Introduction

MBC Group have been engaged by JAPRICO DEVELOPMENTS PTY LTD to conduct a desktop review of architectural details (as listed in Appendix A), against the applicable provisions of the National Construction Code - Building Code of Australia Volume One 2019 Amendment 1.

2.1 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy Provisions of the BCA, and to outline those areas, if any, where: -

- compliance is not achieved,
- areas may warrant redesign to achieve compliance,
- areas may be able to be assessed against the relevant performance provisions of the BCA.

2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Detailed assessment of Sections C, D, E and F (as applicable / relevant) of the BCA
- Attendance at client's design development meetings to gain an understanding of the development proposed.

2.3 Limitations

This report does not include or imply any detailed assessment for design, compliance or upgrading for:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities of any proposed
    - electrical
    - mechanical
    - hydraulic
    - fire protection services.

This report does not include, or imply compliance with:

- the National Construction Code – Plumbing Code of Australia Volume 3
- the Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
- The deemed to satisfy provisions of Part D3 and F2.4 of BCA 2019 Amendment 1
- Demolition Standards not referred to by the BCA;
- Work Healthy and Safety Act 2011;
- An out of cycle change to the Building Code of Australia.

- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and
- Conditions of Development Consent issued by the Local Consent Authority.

2.4 Current Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made.

In this regard it is assumed that the Construction Certificate application will be made prior to the 1st May 2022, as such this report is based upon the Deemed-to-Satisfy provisions of BCA 2019 Amendment 1.

Should the application for Construction Certificate be made after 1st May 2022, this report will be required to be updated to reflect any changes made and now required by the BCA.

Should an *out of cycle* change occur to the Building Code of Australia, then this report is required to be updated to reflect any applicable changes made and now required by the BCA.

3 Development Description & Assessment Information

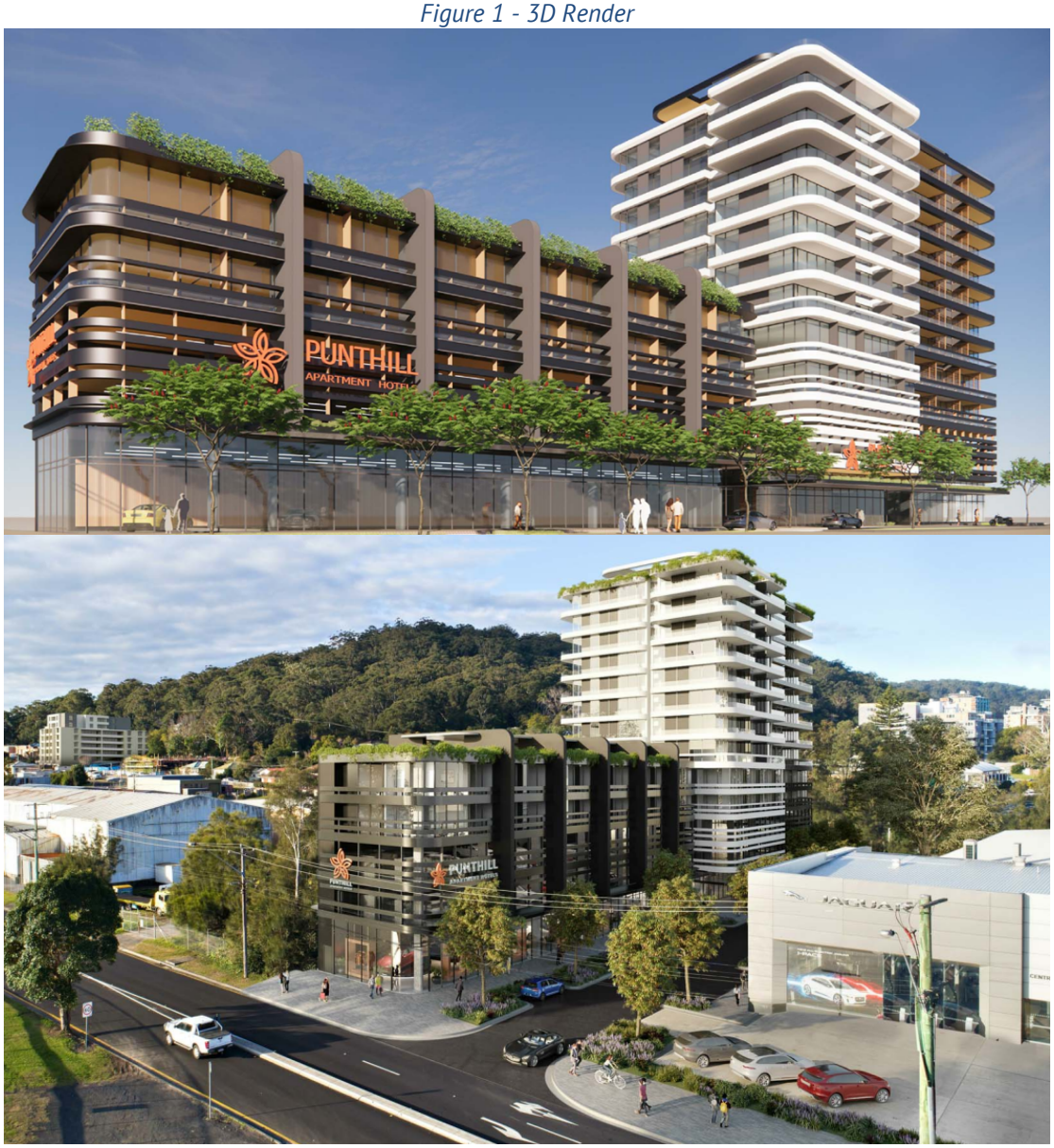
3.1 Proposed Development

The proposed mixed-use development comprises of a predominately residential apartments over nine (9) stories; two (2) stories of hotel with Ground Floor retail uses and ancillary areas- 3D render shown in *Figure 1*

The development comprises of;

- 58 Residential apartments;
- 32 Hotel apartments
- 518m² of Retail
- 108 Carparks

Figure 1 - 3D Render



3.1.1 Assessment considerations / assumptions

The project documentation has been assessed based on the following;

- Ground Floor Sanitary Facilities are not detailed at this point in time and appear to cater for a variety of uses, i.e. hotel staff, retail patrons and staff, meeting room etc.
- Carpark Levels are enclosed and not "open-deck carparks" as defined by the BCA.
- "NEW STREET" will become Council road reserve and therefore not considered a *fire-source feature* as defined by the BCA. Particular clauses impacted= BCA C1.1, Spec. C1.1 C3.2, & C3.4.
- Levels 5 & 13 are considered *occupiable outdoor areas;* therefore all essential services are required to be provided to Level 13 outdoor area.

3.2 Location and Description

The site is located at 10 Young Street West Gosford, 2250. The site has a real address of Lot 1 DP 1194024 – see SIX Maps® imagery in *Figure 2.*

Figure 2 - SIX Maps® Imagery

3.3 BCA Classification (Clause A3.2)

The proposed development shall contain the following classifications: -

- Class 2: being an apartment building
- Class 3: being the residential portion of a hotel
- Class 5: being a commercial (business/office) building or part
- Class 6: being a retail building or part
- Class 7a: being a carpark building or part

3.4 Rise in Storeys (Clause C1.2)

The proposed development has been assessed to have a *rise in storeys* of fifteen (15).

3.5 Effective Height (Clause A1.1)

The proposed development has been assessed to have an *effective height* of 42.71m, this is measured from Level 00 RL 2.09 to Level 13 RL44.80.

Please note the definition of effective height of a building was changed 1 May 2016. The BCA now defines effective height as:-
"*Effective height* means the vertical distance between the floor of the lowest *storey* included in a determination of *rise in storeys* and the floor of the topmost *storey* (excluding the topmost *storey* if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units)."

Note- Level 13 is not considered an *occupiable outdoor area* due to the extent of its roof coverage. O*ccupiable outdoor areas are not considered* a *storey* for the purposes of Schedule 3 of the NCC and therefore is not included in the determination of *rise in storeys*.

3.6 Type of Construction Required (Clause C1.1 / Table C1.1)

The proposed development is required to be Type A construction. Specification C1.1 outlines the fire resistance required by certain building elements. This has also been provided is Appendix B.

3.7 Floor Area and Volume Limitations (Clause C2.2 / Table C2.2)

The development is limited to the following floor area and volume compartment limitations:-

Class		Type A
6, 7, 8 or 9a	Max floor area -	5,000m2
	Max volume -	30,000m3

Note – Floor area and volume limitations are not applicable to the Class 2 and Class 3 portions of the building.

3.8 Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m^2	Population (using D1.13)
Level 00	Apartment & Hotel Lobbies, Retail & ancillary areas	2, 3 & 6	1,100	100 patrons 20 staff
Level 00M	Ancillary	2, 3 & 6	310	NA
Level 01-02	Carparking	2, 3	2,020	NA
Level 03-04	Hotel	3	2,040	NA
Level 05-12	Residential Apartment	2	880	NA
Level 13	Communal	2, 3	600	NA

Notes:

- Level 5 is not an *occupiable outdoor area*
- The above populations have been based on the floor areas and calculations in accordance with Table D1.1.3 of the BCA.
- The floor areas have been adjusted to account for ancillary areas such as sanitary facilities, corridors, shelving and / or racking layouts in storage areas
- The Carpark areas have been considered ancillary to the use for the purposes of population numbers

Summary of Construction and Building	
Use(s)	Residential Apartment, Hotel, Office, Retail, Carparking
Classification(s)	2, 3, 5, 6, 7a
Number of Storeys contained	15
Rise in Storeys	15
Type of Construction	A
Effective Height	42.71m

4 Proposed Fire Safety Schedule

The following is a draft Fire Safety Schedule for the proposed building, listing the likely measures and standards of performance required, this schedule shall be subject of further development and review as part of the Performance Solutions assessment: -

Fire Safety Schedule

Clause 168 of the Environmental Planning and Assessment Regulation 2000

Premises: 10 Young Street West Gosford
Address: 10 Young Street West Gosford

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE – Base Building BCA Year 2019 Amendment 1
Type of Construction A
Effective height = 43.5m

Item No.	Fire Safety Measures	Standard of Performance
1.	Access panels & doors/hoppers (fire rated)	**BCA C3.13** (Openings in Shafts) AS 1905.1 -2005 (Fire Resistant Door sets) Manufacture's Specifications
2.	Automatic fail-safe devices - Auto open Sliding Exit doors - Fail-safe operation / Automatic Latching	**BCA D2.19** (Automatic doors) **BCA D2.21** (Operation of Latches) **BCA D2.22** (Re-entry from fire-isolated stairs) AS 1670.1 -2018
3.	Automatic fire detection & alarm: - Clause 4 - AS1670.1-2018 system throughout the building/part connected to a BOWS @ 100dB(A)	**BCA E2.2, NSW Table E2.2a, Spec E2.2a** AS1670.1 – 2018
4.	Automatic fire suppression systems - Combined Sprinklers and Hydrant	**BCA E1.5, Spec. E1.5** AS 2118.1 – 2017 AS 2118.6 – 2012 (Combined Sprinklers/Hydrant)
5.	Emergency lifts - Lift No ..... - Lift No	**BCA E3.2** (Stretcher Facilities) **BCA E3.4** (Emergency Lifts) **BCA E3.7** (Fire Service Controls) **BCA E3.9** (Fire Service Recall Operation Swich) **BCA E3.10** (Lift Car Fire Service drive control swich)

		BCA Spec E3.1
6.	Emergency Warning and Intercom System (EWIS)	**BCA E4.9** AS1670.4 – 2018 (EWIS)
7.	Emergency lighting	**BCA E4.2, E4.4** AS/NZS 2293.1 –2018
8.	Exit signs	**BCA E4.5** (Exit Signs) **BCA E4.6** (Direction Signs) **BCA E4.8** (Design and Operation - Exits) AS/NZS 2293.1 –2018
9.	Fire control Centre	**BCA E1.8, Spec E1.8** (Fire Control Centre)
10.	Fire dampers	**BCA E2.2, Spec E2.2a,** **BCA C3.15, Spec C3.15** AS 1668.1 – 2015
11.	Fire doors	**BCA C2.12** (Separation of Equipment) **BCA C2.13** (Electricity Supply Systems) **BCA C3.4** (Methods of Protection) **BCA C3.5** (Doors in Fire Walls) **BCA C3.8** (Openings in Fire Isolated Exits) **BCA C3.10** (Opening in Fire Isolated Lift Shafts) AS 1735.11 – 1986 **BCA C3.11** (SOU Doors) **Spec C3.4** AS/NZS 1905.1 – 2015
12.	Fire Hose Reel systems	**BCA E1.4** AS 2441 – 2005
13.	Fire hydrant systems - NSW Storz Couplings - Ring Main required, - Fire Brigade Relay Pump - On-site water storage	**BCA E1.3** **BCA C2.12** (Separation of Equipment) AS 2419.1 – 2005 FRNSW Technical Information 'FRNSW compatible Storz hose connections' (current version 09 dated Jan 2019)
14.	Fire seals	**BCA C3.15,** **BCA C3.16,** **BCA Spec C3.15** AS4072.1-2005 AS 1530.4-2014 Manufacturer's Specifications
15.	Lightweight construction - Fire Rating of Electrical Switchboards ○ Light Weight Wall System by ..... ○ Light Shaft Wall System by	**BCA C1.1, Spec. C1.1** **BCA C1.8, Spec C1.8** **BCA C2.7** (Fire Walls) **BCA C2.12** (Separation of Equipment) **BCA D2.7** (Services board & cupboards) **BCA D2.11** (Fire Isolated Passageways)

	○ Ceiling System by …….	AS1530.4 – 2014
16.	Mechanical air handling systems 1. Mechanical ventilation to carpark (natural) 2. Auto-shutdown of Air-handling System. • Any Class 9b building <1,000L/s • Any <1,000L/s 3. Zone Pressurisation System. 4. Lift Shaft Pressurisation System	**BCA E2.2, Table E2.2a, Spec E2.2a,** AS/NZS 1668.1 – 2015 AS 1670.1-2018
17.	Path of travel for stairways, passageway and ramps	EP&A Reg. 2000 Clauses 184-186
18.	Portable fire extinguishers	**BCA E1.6** AS 2444 – 2001
19.	Stair Pressurisation system An automatic air pressurisation system for fire-isolated exits applies to the entire exit	**BCA E2.2, Table E2.2a, Spec E2.2a,** AS/NZS 1668.1 – 2015
20.	System Monitoring	**BCA E2.2 , Table E2.2a,Spec E2.2a** AS 1670.3 – 2018
21.	Warning & operational signs	**BCA D2.23** (Signs on Fire Doors) **BCA D3.6** (Braille Exit Signs) *(Note: E4.5 (Exit Signs))* **BCA E3.3** (Lift Signs), EP&A Reg. 2000 Clause 183
22.	Zone Smoke Control (retail and carpark levels)	**BCA E2.2, Table E2.2a, Spec E2.2a,** AS/NZS 1668.1 – 2015

	Description of Performance Solution	**DTS Provision**	**Performance Requirements**
1.	**TBA**		
2.	**TBA**		

5 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by Marchese Partners International Pty Ltd and Site Image (landscaping) was used in the assessment and preparation of this report: -

Drawing No.	Title	Date	Drawn By	Revision
DA0.01	COVER SHEET & DRAWING LIST	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.01	LEVEL 00	04 MAR 2022	Marchese Partners International Pty Ltd	J
DA2.02	LEVEL 00M	04 MAR 2022	Marchese Partners International Pty Ltd	J
DA2.03	LEVEL 01	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.04	LEVEL 02	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.05	LEVEL 03	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.06	LEVEL 04	04 MAR 2022	Marchese Partners International Pty Ltd	D
DA2.07	LEVEL 05	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.08	LEVEL 06 (TYP L06-L09)	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.09	LEVEL 10-11	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.10	LEVEL 12	04 MAR 2022	Marchese Partners International Pty Ltd	B
DA2.11	LEVEL 13 (ROOF TERRACE)	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.12	LEVEL 14 ROOF PLAN	04 MAR 2022	Marchese Partners International Pty Ltd	G

DA2.23	LEVEL 00	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.24	LEVEL 01	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.25	LEVEL 02	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.26	LEVEL 05 (RESIDENTIAL)	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.27	LEVEL 06-09 (RESIDENTIAL)	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.28	LEVEL 10-11 (RESIDENTIAL)	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.29	LEVEL 12 (RESIDENTIAL)	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA2.30	LEVEL 13 ROOF (RESIDENTIAL)	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.31	LEVEL 00 – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.32	LEVEL 01 – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.33	LEVEL 02 – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.34	LEVEL 03 – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.35	LEVEL 04 – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.41	LEVEL 05 (RESIDENTIAL) – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.42	LEVEL 06-09 (RESIDENTIAL) – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA2.43	LEVEL 10-11 (RESIDENTIAL) – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G

DA2.44	LEVEL 12 (RESIDENTIAL) – WINDOW OPENING DETAIL	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA3.01	SITE ELEVATION – NORTH	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA3.02	SITE ELEVTION – SOUTH	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA3.04	SITE ELEVATION – WEST	04 MAR 2022	Marchese Partners International Pty Ltd	H
DA4.01	SITE SECTION – SECTION A-A	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA4.02	SITE SECTION – SECTION B-B	04 MAR 2022	Marchese Partners International Pty Ltd	G
DA4.03	LOADING DOCK & SERVICES LANE SECTION	04 MAR 2022	Marchese Partners International Pty Ltd	C
DA4.04	CAR PARKING SECTION	04 MAR 2022	Marchese Partners International Pty Ltd	C

6 Appendix B – Table 3 of Specification C1.1

Below is an abridged version of Table 3 of Specification C1.1. These are the Deemed to Satisfy requirements and do not take into consideration any reduction in FRL's sought via a performance-based solution or any concessions afforded by Part 3 of Specification C1.1

Building element	Class of building — FRL: (in minutes) Structural adequacy/Integrity/Insulation		
	5 / 7a / 9b	6	7b
EX10TERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is—			
For loadbearing parts—			
less than 1.5 m	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	120/ 90/ 90	180/180/120	240/240/180
3 m or more	120/ 60/ 30	180/120/90	240/180/ 90
For non-loadbearing parts—			
less than 1.5 m	–/120/120	-/180/180	–/240/240
1.5 to less than 3 m	–/ 90/ 90	-/180/120	–/240/180
3 m or more	–/–/–	-/-/-	–/–/–
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is—			
less than 3 m	120/–/–	180/-/-	240/–/–
3 m or more	–/–/–	-/-/-	–/–/–
COMMON WALLS and FIRE WALLS—			
All	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—			
Fire-resisting lift and stair shafts—			
Loadbearing	120/120/120	180/120/120	240/120/120
Non-loadbearing	–/120/120	-/120/120	–/120/120
Bounding public corridors, public lobbies and the like—			
Loadbearing	120/–/–	180/-/-	240/–/–
Non-loadbearing	–/–/–	-/-/-	–/–/–
Between or bounding sole-occupancy units—			
Loadbearing	120/–/–	180/-/-	240/–/–
Non-loadbearing	–/–/–	-/-/-	–/–/–
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion—			
Loadbearing	120/ 90/ 90	180/120/120	240/120/120

Non-loadbearing	–/ 90/ 90	-/120/120	–/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—			
All	120/–/–	180/-/-	240/–/–
FLOORS			
Any	120/120/120	180/180/180	240/240/240
ROOFS			
Any	120/ 60/ 30	180/60/30	240/ 90/ 60