



AUSTRALIAN
INSTITUTE OF
BUILDING
SURVEYORS

Tecton Building Services
PO Box 1049
21 Clark Street
BALLINA NSW 2478

Ph: 02 66815258
Fax: 02 66815259

Email: info@tecton.com.au
www.tecton.com.au

CONDITION ASSESSMENT REPORT

PROPERTY DESCRIPTION:

WARDELL DISTRICT WAR
MEMORIAL HALL
LOT 1, DP 312334
49 RICHMOND STREET, WARDELL



DATE: 3 OCTOBER 2012

COMMISSIONED BY:

BALLINA SHIRE COUNCIL
PO BOX 450
BALLINA NSW 2478



Table of Contents

Executive Summary	1
Purpose	1
Site information	2
Building Overview	2
Schedule of Fire Safety Measures	3
Building Code of Australia Overview	3
Building Element Condition Assessment	6

Appendices

Appendix A – Building Code of Australia Assessment

Appendix B – Maintenance Schedule

This confidential report is prepared exclusively for Ballina Shire Council



Executive Summary

The intention of this building condition assessment is to assist the client to make informed decisions regarding the ongoing and future maintenance requirements for the structure.

The inspection noted that the building is some 85 years old and as a consequence the building elements require ongoing maintenance in order to maintain the longevity of the structure. In addition the building regulations associated with the use of such public facilities has significantly changed resulting in the building not achieving compliance with the contemporary building regulations, with particular regard to fire and disabled access provisions.

The inspection noted that significant repairs are required to ensure that the building remains serviceable and that ongoing maintenance costs are reduced to a minimum.

This report includes an overview of the general building structure and materials contained therein, a thorough Building Code of Australia assessment and a maintenance schedule designed to identify the condition of the building elements and an estimation of cost to either repair or replace such elements.

This report should be read in its entirety to gain a full appreciation of the condition of the building and the regulations relating to fire protection and disabled access which is required to be provided.

The client's attention is drawn to the fact that the building is likely to contain asbestos building elements and that it is also likely that lead paint was used in the sealing of internal and external building elements. It is therefore advised that all care needs to be taken when undertaking repairs and maintenance to the structure to ensure that the workers and future users of the building are not exposed to health risks.

Purpose

To conduct a visual inspection of the building and report on the following areas:

- Determine the existing general condition of the building and identify those components that require repair and/or replacement,
- Provide a cost estimate of the repair or replacement of the building component,
- Identify the existing fire safety features in the building and provide advice on their current compliance,
- Identify fire safety features required for the building to comply with current building legislation.





Site Information

Inspection carried out: 3 October 2012

Access: Mike Bardell 0404 879577
Ron Roslyn 6687 9577
access key at Post Office

Site name: Wardell District War Memorial Hall,

Site address: 49 Richmond Street, Wardell.

Buildings inspected: Public Hall, Class 9b

Client contact: Chris Trainor – Team Leader Built Assets
Depot - Ballina Shire Council
T: 6686 0853
F: 6681 1461
M: 0448 934261

Building Overview

The Wardell District War Memorial Hall is located on the southern side of Richmond Street, Wardell. The lot is generally level with a slight grade to the Richmond River located along its southern boundary. The building is approximately 85 years old.

The building consists of a stucco clad front façade with a parapet front that returns to weatherboard clad and then metal clad walls to the hall section. The floors are constructed of timber and supported by brick piers. The sanitary facilities located in the south east corner of the building have been constructed on a concrete slab. A number of alterations have been undertaken on the building over its lifetime. The building has been lined internally with fibro and masonite. The floor coverings are polished timber in the public areas, vinyl in the kitchen, carpet in the office and painted concrete in the toilets.

The kitchen consists of a sink and preparation benches with a stand alone electric stove and oven. The kitchen has not been provided with mechanical ventilation and there were not appliances present that would require same. The kitchen floor has been lined with vinyl. Office in the north east corner of the building has carpet floor coverings.



Schedule of Fire Safety Measures

Existing Measures

Measure	Standard of performance		
	Design Standard	Installation Standard	Maintenance Standard
Exit signs	AS 2293.1 Emergency Evacuation Lighting	AS 2293	AS 2293.2 Emergency Evacuation Lighting in Buildings – Inspections & Maintenance
Hose Reel Systems	AS 1221 Fire Hose Reels	AS 2441 Installation of Fire Hose Reels	AS 1851.2 Maintenance of Fire equipment – Fire Hose Reels
Portable Fire Extinguishers	AS 1841 Portable Fire Extinguishers - water type AS 1841.3 Portable Fire Extinguishers - wet chemical type AS 1841.4 AS 1841.4 Portable Fire Extinguishers - foam type AS 1841.4 Portable Extinguishers - powder type AS 1841.6 AS 1841.6 Portable Fire Extinguishers - carbon dioxide type AS 1841.7 AS 1841.7 Portable Fire Extinguishers - vaporising liquid type	AS 2444	AS 1851.1 - Maintenance of Fire Protection Equipment - Portable Fire Extinguishers

Building Code of Australia Overview

A Building Code of Australia assessment has been carried out on the building and is attached. The assessment considered the building against the deemed to satisfy sections C, D, E and applicable parts of F.

Please refer to Appendix A of this report which provides a detailed assessment of the structure against the provisions of the Building Code of Australia.

The building has not been assessed in regards to Section B Structural adequacy.

As identified in the BCA report attached to this report the existing fire safety measures have maintenance and installation issues that do not comply with Building Code of Australia 2012. In summary the non-compliance issues are:

Fire separation of building

- The eastern side of the building is located within 1.5m of the side boundary. Walls within 1.5m are required to have an FRL of not less than 90/90/90. Walls including walls facing south and north between 1.5m and 3m from boundary are to have an FRL of not less than 60/60/60.
- Windows within the eastern, southern and northern walls less than 3m to the boundary need to be protected. Protection needs to consist of:
 - Internal or external all wetting sprinklers used with windows that are automatic closing or fixed shut, or
 - -/60/- fire windows that are automatic closing or fixed shut, or
 - -/60/- automatic closing fire shutters.



Exit signs

- The illuminated exit signs are not fitted with the "running man" symbol.
- There is no evidence the signs have been maintained as part of an annual maintenance schedule.

Hose reel system

- The hose reel has not been serviced since 2009. A fire hose reel system and its components are to be checked at least six monthly.

Portable fire extinguishers

- The portable fire extinguisher has not been serviced since 2009. A portable fire extinguisher and its components are to be serviced at least six monthly.
- Portable fire extinguishers are required to be provided throughout the building in accordance with AS2444.

Operation of latch

- The panic bar door latches to the exits are not located within 1.1m and 900mm above the floor level. The latches are located above 1.1m above the floor.

Enclosure of electrical equipment in egress path

- The electrical meter box is located on the eastern side of the building in the egress path from this side of the building. It is recommended the electrical meter box be enclosed in non-combustible materials and smoke seals.

Treads and Risers

- Treads and risers to stairs at the front of the building are not uniform.

Access for people with disabilities

- There is no access for people with disabilities through the principal public entrance.
- Current ramp access to the building provided by ramps to the 2 exit doors on the western side of the building do not comply with grade and circulation space requirements contained in AS1428.1.
- All stairs required to be accessible are to comply with the requirements contained in section 11 of AS 1428.1.
- All ramps required to be accessible are to comply with the requirements contained in section 10 of AS1428.1.
- There is no designated disable car space provided onsite. 1 space is required per 50 car spaces. Car parking is only provided in Richmond Street and a formed ramp connects the road pavement to the footpath.
- A unisex accessible sanitary facility is required in the building. The accessible sanitary facility must contain a water closet, hand basin and a shelf and be constructed in accordance with AS1428.1. Alternatively separate accessible sanitary facilities are required to be provided for each sex.
- Signage is required to all accessible facilities. There are no accessible sanitary facilities currently available. When facilities are provided signage will be required.
- Tactile ground surface indicators are required to all accessible stairs and ramps.
- There is no fixed seating in the hall building therefore no wheelchair spaces are required to be provided.



Emergency lighting

- Emergency lighting is required to be installed throughout the building. There will be some light provided by the existing exit signs however additional emergency lighting will be required in the sanitary facilities and in areas where lighting is below required levels as required in AS 2293.1.
- Directional exit signs are required where an exit is not obvious to occupants.

Sanitary facilities

- Based on a maximum capacity of 260 persons able to occupy the hall the following additional sanitary facilities are required:
 - Male - 1 Water closet and 1 hand basin.
 - Female – 1 Water closet and 1 hand basin.
 - Accessible unisex – 1 Water closet, 1 hand basin and shelf. If a separate unisex facility is not provided accessible toilets need to be provided in each sex facilities.

Natural ventilation

- The male and female toilets do not have adequate ventilation openings to provide the rooms with natural ventilation. Both sanitary compartments are deficient approximately 0.9m² in aggregate openable area to a space open to the sky in each sanitary compartment.



Building Element Condition Assessment

Please refer to Appendix B of this report which provides a detailed breakdown of the building elements, their condition and an estimation of cost to undertake repairs.

External Conditions

Description:

The parking available to the site is located on the existing street and consists of asphalt with a concrete kerb. There is limited landscaping to the surrounds of the building with lawn grass being mowed. There are trees located along the southern boundary where the property is bounded by the Richmond River. A war memorial cenotaph is located on the western side of the building near the street boundary. Boundary fencing is provided along the western and eastern boundaries of the lot. A concrete path connects the footpath to the northwest ramp.

Observations:

1. The site does not have any designated accessible car parking spaces. The maximum fall of the accessible car space is 1 in 33. If this is not able to be achieved using the street car parking a car space could be provided at the rear of the lot behind the building constructed in accordance with AS 2890.6. The access to the rear of the lot to such car space would need to pass the war memorial cenotaph.
2. Fencing along eastern boundary is custom orb and timber and is in fair condition.
3. Fencing along western boundary is galvanised wire mesh with galvanised posts and is in a poor condition.
4. A 1200mm high gate is located at the rear on the western side of the building. The gate is in poor condition with surface rust to mesh. The gate does not secure the rear yard as there is no fencing between the gate and the building wall.
5. The concrete path accessing the northwest ramp on the western side of the building will require some adjustment when ramp grades are changed.



Conclusions:

Refer to Maintenance Schedule



Foundation and Structure

Description:

The building is generally timber floor constructed on brick piers. Subfloor was not accessed, however generally piers were in poor condition with damaged or missing ant caps and a number of piers have moved and even missing. The front entrance appears to be concrete slab on ground and the sanitary facilities were constructed on a concrete slab. The concrete slabs were in a generally fair condition.

Observations:

1. Missing pier under stage at western side.
2. Numerous piers were not providing direct support to the bearers.
3. Numerous piers demonstrated fretting of brickwork.
4. The ant caps to numerous piers where subject to moderate to significant corrosion rendering the termite barrier ineffective.

Conclusions:

The sub floor piers are not providing uniform support to the timber floor resulting in areas of the floor being springy. It is recommended that consideration be given to re-stumping of the floor within a five (5) year time frame.



Roof

Description:

The roof cladding provided to the building is custom orb with a zincalume finish.

Observations:

The roof covering is considered to be in fair condition. The inspection noted that a number of the roof screws were subject to minor corrosion and will require replacement within a 12 month time frame.

The inspection also noted that sections of the roof guttering require refixing and the provision of additional brackets to provide uniform support to the gutter and maintain continuous fall to the down pipes.

At the time of inspection access to the box gutters over the office and entry could not be fully inspected due to the position of the roof cladding.



Conclusions:

It is recommended that replacement of the roof screws be undertaken within a 12 month time frame in order to prevent further corrosion of the roof cladding and increase the longevity of the roof cover.



Building Exterior

Description:

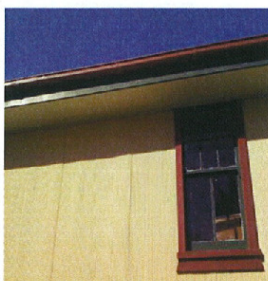
The inspection noted that the building is clad with a number of different building element finishes.

Observations:

The inspection noted that the building is clad with finishes including:

- Stucco cladding to the northern elevation
- Timber weatherboards and fibro cladding to the east facing walls
- Mini orb vertical sheet cladding to the eastern elevation above the skillion roof
- Custom orb sheet metal cladding to southern elevation
- Mini orb cladding to the western wall

The inspection noted that the external cladding requires on going preventative maintenance to ensure that the cladding remains water tight and to ensure that the longevity of the cladding is maintained.



The inspection also noted that given the age of the building it is likely that lead paint has been used in prior applications of paint finishes. It is advised that measures be implemented to ensure that the lead paint is managed during any re-decoration of the exterior finishes.

Conclusions:

As a result of the inspection it was considered that the external finish requires re-decorating to ensure that the building elements are maintained in a fair condition and that the life of the products can be extended.



Building Interior

Description:

The inspection noted that the internal finishes were in a fair state of repair and that the walls and ceilings were lined with a number of different building elements.

Observations:

The inspection noted that the internal finishes comprised a number of different building elements including:

- Timber lining boards
- Asbestos cement sheet cladding
- Masonite
- Hardwood timber floors
- Vinyl sheet flooring to kitchen areas
- Carpet to office area

The inspection noted that the internal building elements were in fair condition. The inspection also noted that a number of the building elements were subject to physical damage and wet rot and timber decay damage.

It is recommended that on going maintenance of the building elements be maintained and where necessary replacement of defective and water damaged linings be replaced in the short term.



The inspection also noted that given the age of the building it is likely that lead paint has been used in prior applications of paint finishes. It is advised that measures be implemented to ensure that the lead paint is managed during any re-decoration of the interior finishes.

It is further advised that the inspection noted the likely use of asbestos based products particularly in the wall finishes to the amenities area. It is recommended that an Occupational Hygienist be engaged to undertake an audit of the building to determine the extent and use of asbestos products.



Conclusions:

In order to maintain the longevity of the internal building elements it is advised that a maintenance program be developed identifying areas where immediate repair or replacement of building defects is required. It is advised that failure to implement a preventative maintenance program will result in deterioration of the building elements resulting in higher replacement costs in the future.

The applicant is advised that a number of the building elements may contain asbestos and that compliance with the requirements of WorkCover in respect of the use and handling of asbestos is adhered to.



Electrical Systems

Description:

The inspection noted that the electrical wiring is aged and further evaluation is required by a licensed electrical contractor.

Observations:

The inspection noted that a majority of the electrical wiring is concealed and unable to be inspected. The inspection noted that a number of light switches and GPO outlets were cracked and require replacement.

It is recommended that an inspection of the electrical wiring and fittings be undertaken by a licensed contractor and a report is to be provided detailing the condition of the electrical system.

In addition to the above the inspection noted that the electrical meter box was subject to corrosion and warrants replacement.



At the time of inspection it was noted that the building had not been protected with an emergency lighting system in accordance with the requirements of the Building Code of Australia and AS 2293.1. If the building is to be used for public purposes an emergency lighting system is required to be installed to and within the building.

The inspection noted a number of exit signs however they were not maintained in accordance with the requirements of the Standard. In this instance maintained means that the exit signs are to be illuminated at all times.

Conclusions:

At the time of inspection we were unable to fully appraise the electrical wiring and it is recommended that a full inspection be undertaken by a licensed electrical contractor. In addition to the above it is recommended that an emergency lighting and exit sign system be provided to and within the building.



Plumbing Systems

Description:

The inspection noted that female and male amenities and kitchen facilities have been provided to service the building.

Observations:

The inspection noted that given the age of the structure the plumbing facilities remain serviceable and are considered to be in a reasonable state of repair.

It is advised that minor maintenance including tap washer replacement and servicing is required to ensure the effective functioning of the fixtures.

The inspection noted that the kitchen area remains serviceable however sealing of splashbacks is required to maintain the area in a condition suitable for the preparation of food.

Conclusions:

The inspection noted that the plumbing fixtures and fittings are in a reasonable state of repair and will require little maintenance for some five (5) years.

It is advised that the current disabled facilities do not comply with the requirements of the current Australian Standard and that any future alterations to the building will require the amenities to be upgraded to current requirements.



BUILDING CODE OF AUSTRALIA 2012 ASSESSMENT

WARDELL DISTRICT WAR MEMORIAL HALL

49 RICHMOND STREET, WARDELL

BRIEF:

Tecton Building Services have been requested to prepare a Building Code of Australia assessment.

METHODOLOGY

PROCESS ADOPTED

The following method of assessment has been used in the preparation of this report:-

- 1) A site inspection was conducted.
- 2) Determine the basic assessment data for the building.
- 3) Assess the existing design of the building against the current Deemed-to-Satisfy requirements of Sections C, D, E, of the BCA having regard to the scope listed above.

Establish the status of each clause into the following categories:

- a) Clause is administrative information only (**Noted**).
 - b) Clause is not relevant to the building (**N/A**).
 - c) The building complies with the requirements of the clause (**Complies**).
 - d) Compliance with the requirements of the clause is unable to be determined from the site inspection or the documentation available. (**Not Determined**). A recommendation in the "Comments" column will indicate if further information or investigation is required or if the feature should be brought into conformity with the requirements of the BCA.
 - e) Spot checks and the visual inspection revealed no non-compliances (**No issues identified**) (Note that a full audit is not conducted in regard of certain 'generic' items as identified in the scope)
 - f) The building does not comply with the requirements of the clause (**Does Not Comply**).
- 4) Nominate the status of the design against each BCA requirement.

BUILDING CHARACTERISTICS

The following assessment data has been drawn from the provisions of the BCA.

Classification

The significant spaces in the design have been classified in accordance with the requirements of Clause A3.2 of the BCA and are summarised in the table below: -

Position	Space	Classification
Ground Floor	Public hall	9b



Number of storeys contained

The design contains 1 storey.

Rise in storeys

In accordance with the provisions of Clause C1.2 of the BCA the design has a rise in storeys of 1.

Type of Construction

Clause C1.1 of the BCA requires the design to be of Type C construction.

Summary of construction determination

The type of construction required for the building is summarised in the table below.

Classification	9b
Number of storeys contained	1
Rise in storeys	1
Type of construction required	C

BCA ASSESSMENT

The following section of the report presents a summary of the assessment of the design of proposed commercial and residential development against the DTS provisions of Sections C, D, E & F of the BCA.

Part C - Fire resistance.

Clause	Description	Status	Comments
Part C1	Fire Resistance & Stability		
C1.1	Type of construction required	Applies	Type C construction
C1.2	Calculation of rise in storeys	Applies	1
C1.3	Buildings of multiple classification	N/A	
C1.4	Mixed types of construction	N/A	
C1.5	Two storey Class 2 or 3 buildings	N/A	
C1.6	Class 4 parts of buildings	N/A	
C1.7	Open stands and indoor stadiums	N/A	
C1.8	Lightweight construction	N/A	

10.9 Wardell and District War Memorial Hall.DOC



Clause	Description	Status	Comments
C1.9	-	-	
C1.10	Fire hazard properties	Applies	Required for wall and floor linings.
C1.11	Performance of external walls in fire	N/A	
C1.12	Non-combustible materials	Informative	
Spec C1.1	Fire-resisting construction	Applies	Eastern side external walls less than 1.5m to eastern boundary. Walls required to have an FRL of not less than 90/90/90. External walls within 3m of eastern boundary required to have an FRL of not less than 60/60/60.
Part C2	Compartmentation & Separation		
C2.1	Application of Part	Applies	
C2.2	General floor area limitations	N/A	Class 9b building
NSW C2.3	Large isolated buildings	N/A	
C2.4	Requirements for open space and vehicular access	N/A	
C2.5	Class 9a buildings	N/A	
C2.6	Vertical separation of openings in external walls	N/A	Single storey Type C
C2.7	Separation by fire walls	N/A	
C2.8	Separation of classifications in the same storey	N/A	The building is all type C construction.
C2.9	Separation of classifications in different storeys	N/A	
C2.10	Separation of lift shafts	N/A	
C2.11	Stairways and lifts in one shaft	N/A	
C2.12	Separation of equipment	N/A	
C2.13	Electricity supply system	N/A	



Clause	Description	Status	Comments
C2.14	Public corridors in Class 2 & 3 buildings	N/A	
Part C3	Protection of Openings		
C3.1	Application of Part	Applies	
NSW C3.2	Protection of openings in external walls	Applies	Windows and doors within 3m of eastern boundary are required to be protected by sprinklers or shutters.
C3.3	Separation of openings in different fire compartments	N/A	
C3.4	Acceptable method of protection	Applies	Protection required under C3.2
C3.5	Doorways in fire walls	N/A	
C3.6	Sliding fire doors	N/A	
C3.7	Protection of doorways in horizontal exits	N/A	
C3.8	Openings in fire isolated exits	N/A	
C3.9	Service penetrations in fire isolated exits	N/A	
C3.10	Openings in fire isolated lift shafts	N/A	
NSW C3.11	Bounding construction: Class 2 & 3 and 4 buildings	N/A	
C3.12	Openings in floors and ceilings for services	N/A	
C3.13	Openings in shafts	N/A	
C3.14	-	-	
C3.15	Openings for service installation	N/A	
C3.16	Construction Joints	N/A	



Clause	Description	Status	Comments
C3.17	Columns protected with lightweight construction	N/A	

Part D - Access and Egress

Clause	Description	Status	Comments
Part D1	Provision for Escape		
D1.1	Application of Part	Applies	
NSW D1.2	Number of exits required	Applies	One exit required.
D1.3	When fire-isolated exits are required	N/A	
D1.4	Exit travel distances	Applies	20m to a point where 2 exits are available and 20m to nearest exit.
D1.5	Distance between alternative exits	Applies	Must not be greater than 45m apart and not less than 9m.
NSW D1.6	Dimensions of exits	Applies	Minimum width 1m. Aggregate exit widths comply.
D1.7	Travel via fire-isolated exit	N/A	
D1.8	External stairways in lieu	N/A	
D1.9	Travel by non-fire-isolated stairways or ramps	Applies	
NSW D1.10	Discharge from exits	Applies	Access to street provided
D1.11	Horizontal exits	N/A	
D1.12	Non required stairways, ramps or escalators	N/A	
NSW D1.13	Number of persons accommodated	Applies	Approximately 260 persons.
D1.14	Measurement of distances	Informative	
D1.15	Method of measurement	Informative	



Clause	Description	Status	Comments
D1.16	Plant rooms and lift motor rooms; Concession	N/A	
D1.17	Access to lift pits	N/A	
Part D2	Construction of Exits		
NSW D2.1	Application of Part	Applies	
D2.2	Fire isolated stairs or ramps	N/A	
D2.3	Non-fire-isolated stairways and ramps	N/A	Single storey building
D2.4	Separation of rising and descending stair flights	N/A	
D2.5	Open access ramps & balconies	N/A	
D2.6	Smoke lobbies	N/A	
D2.7	Installations in exits and paths of travel	Applies	Electrical meter boxes located on eastern side of building in path of travel. It is recommended it be enclosed in non-combustible smoke proof construction.
D2.8	Enclosure of space under stairs and ramps	N/A	
D2.9	Width of stairways	Applies	Minimum 1m
D2.10	Pedestrian ramps	N/A	
D2.11	Fire-isolated passageways	N/A	
D2.12	Roof as open space	N/A	
NSW D2.13	Treads and risers	Applies	Riser and goings comply with riser & going requirements, however are not uniform.
D2.14	Landings	Applies	
NSW D2.15	Thresholds	Applies	



Clause	Description	Status	Comments
NSW D2.16	Balustrades	Applies	Balustrades not required to stage perimeter
D2.17	Handrails	Applies	
D2.18	Fixed platforms walkways, stairways, and ladders	N/A	
NSW D2.19	Doorways and doors	Applies	Side hung doors in exits.
D2.20	Swinging doors	Applies	
NSW D2.21	Operation of latch	Applies	All doors in exit path are to be fitted with latching device located between 900mm and 1.1m above the floor level and be a single hand action push action. Panic bar latches are located above 1.1m.
D2.22	Re-entry fire-isolated exits	N/A	
D2.23	Signs on doors	N/A	
NSW D2.101	Doors in path of travel in an entertainment venue	N/A	
Part D3	Access for People with Disabilities		
D3.1	General building access requirements	Applies	To and within all areas normally used by occupants
D3.2	Access to buildings	Applies	Access required through the principal public entrance
D3.3	Parts of buildings to be accessible	Applies	All stairs and ramps to comply with handrail requirements of section 11 AS1428.1
D3.4	Concessions	N/A	
D3.5	Car parking	Applies	1 accessible car space required per 50 car spaces.
D3.6	Signage	Applies	Identification of disable accessible facilities is required. Note no disable facilities provided but are required.



Clause	Description	Status	Comments
D3.7	Hearing augmentation	N/A	
D3.8	Tactile indicators	Applies	Required to all stairs and ramps
D3.9	Wheelchairs spaces in Class 9b Assembly buildings	N/A	No fixed seating.
D3.10	Swimming pools	N/A	
D3.11	Ramps	Applies	Ramp total height less than 3.6m
D3.12	Glazing on an accessway	Applies	No glazing that will be mistaken for an opening.

Part E - Services and equipment

Clause	Description	Status	Comments
Part E1	Fire Fighting Equipment		
E1.1	-		
E1.2	-		
E1.3	Fire hydrants	N/A	
E1.4	Fire hose reels	N/A	Fire compartment not greater than 500m2. Fire hose reel provided. This may have been a concession due to the external wall setback from eastern boundary non-compliance. Hose reel has not been serviced since 2009.
E1.5	Sprinklers	N/A	
E1.6	Portable fire extinguishers	Applies	Portable fire extinguishers are required to be installed throughout the building. Existing portable fire extinguisher has not been serviced since 2009.
E1.7	-	-	
E1.8	Fire control centres	N/A	
E1.9	Fire precautions during construction	N/A	



Clause	Description	Status	Comments
E1.10	Provision for special hazards	N/A	
Part E2	Smoke Hazard Management		
E2.1	Application of Part	N/A	
E2.2	General requirements	N/A	Not required single storey.
E2.3	Provisions for special hazards	N/A	
Part E4	Emergency Lighting, Exit Signs and Warning Systems		
E4.1	-	-	
E4.2	Emergency light requirements	Applies	Emergency lighting is required to the building as it is greater than 300m ² .
E4.3	Measurement of distance	Informative	
E4.4	Design & operate emergency light	Informative	
E4.5	Exit signs	Applies	Exit signage has been provided over exit doors. Illuminated exit signs do not comply with symbol requirements 'running man'.
NSW E4.6	Direction signs	Applies	Directional exit signs are required were an exit is not obvious to occupants.
E4.7	Class 2 3, & 4 buildings: Exemptions	N/A	
E4.8	Design and operation of exit signs	Informative	
E4.9	EWIS systems	N/A	
Part F1	Damp & weatherproofing		
F1.1	Stormwater drainage	Applies	Comply with AS 3500.3
F1.5	Roof coverings	Applies	Metal sheet roof to AS 1562.1



Clause	Description	Status	Comments
F1.6	Sarking	Applies	Sarking to comply with AS 4200 parts 1 & 2
F1.7	Waterproofing	Applies	Comply with AS 3740
F1.9	Damp-proofing	Informative	
F1.10	Damp-proofing floors on ground	Informative	
F1.11	Floor wastes	Applies	To be provided in bathrooms
F1.12	Sub-floor ventilation	N/A	
F1.13	Glazed assemblies	Applies	Comply with AS 2047
Part F2	Sanitary and other facilities		
F2.1	Facilities in residential buildings	N/A	
F2.2	Calc no of occupants	Informative	
F2.3	Facilities in 3 to 9 Buildings	Applies	Male-2WC's, 3 urinals & 3 hand basins Female-3WC's, 3 hand basins Male needs additional 1WC and 2 hand basins. Female needs additional 1 WC and 1 hand basin.
F2.4	Facilities for people with disabilities	Applies	One unisex facility consisting of one water closet, one washbasin and a shelf in each accessible sanitary compartment. Sanitary facilities shall be constructed in accordance with AS 1428.1.
F2.5	Construction of Sanitary facilities	Applies	
F2.6	Urinals & Washbasins	Informative	
F2.7	Warm water systems	N/A	
F2.8	Waste management	N/A	
Part F3	Room sizes		
F3.1	Height of rooms	Applies	
Part F4	Light & ventilation		

10.9 Wardell and District War Memorial Hall.DOC



Clause	Description	Status	Comments
F4.1	Natural light	Applies	
F4.2	Extent of natural light	Informative	
F4.3	Natural light borrowed	Informative	
F4.4	Artificial lighting	Applies	Comply with AS 1680
F4.5	Ventilation of rooms	Applies	
F4.6	Natural ventilation	Applies	Female toilets need an additional 0.54m ² ventilation opening. Male toilet needs an additional 0.54m ² ventilation opening.
F4.7	Ventilation borrowed	N/A	
F4.8	Position of WC's	Applies	
F4.9	Airlocks	N/A	
F4.11	Carparks	N/A	
F4.12	Kitchen exhaust	N/A	

**Issues identified**

The following compliance issues have been identified as a result of the audit.

Item	DTS Clause	Description	Description of Non-Compliance
1.	Spec C1.1	Fire-resisting construction	Eastern side external walls less than 1.5m to eastern boundary. Walls required to have an FRL of not less than 90/90/90. External walls within 3m of eastern boundary required to have an FRL of not less than 60/60/60.
2.	NSW C3.2	Protection of openings in external walls	Windows and doors within 3m of eastern boundary are required to be protected by sprinklers or shutters.
3.	C3.4	Acceptable method of protection	Protection required under C3.2
4.	D2.7	Installations in exits and paths of travel	Electrical meter boxes located on eastern side of building in path of travel. It is recommended it be enclosed in non-combustible smoke proof construction.
5.	NSW D2.13	Treads and risers	Riser and goings comply with riser & going requirements, however are not uniform.
6.	NSW D2.21	Operation of latch	All doors in exit path are to be fitted with latching device located between 900mm and 1.1m above the floor level and be a single hand action push action. Panic bar latches are located above 1.1m.
7.	D3.1	General building access requirements	To and within all areas normally used by occupants
8.	D3.2	Access to buildings	Access required through the principal public entrance
9.	D3.3	Parts of buildings to be accessible	All stairs and ramps to comply with handrail requirements of section 11 AS1428.1
10.	D3.5	Car parking	1disable car space required per 50 car spaces.
11.	D3.6	Signage	Identification of disable accessible facilities is required. Note no disable facilities provided but are required.
12.	D3.8	Tactile indicators	Required to all stairs and ramps
13.	E1.4	Fire hose reels	Fire compartment not greater than 500m2. Fire hose reel provided. This may have been a concession due to the external wall setback from eastern boundary non-compliance. Hose reel has not been serviced since 2009.
14.	E1.6	Portable fire extinguishers	Portable fire extinguishers are required to be installed throughout the building. Existing portable fire extinguisher has not been serviced since 2009.

10.9 **Wardell and District War Memorial Hall.DOC**



Item	DTS Clause	Description	Description of Non-Compliance
15.	E4.2	Emergency lighting requirements	Emergency lighting is required to the building as it is greater than 300m ² .
16.	E4.5	Exit signs	Exit signage has been provided over exit doors. Illuminated exit signs do not comply with symbol requirements 'running man'.
17.	NSW E4.6	Direction signs	Directional exit signs are required were an exit is not obvious to occupants.
18.	F2.3	Facilities in 3 to 9 Buildings	Male-2WC's, 3 urinals & 3 hand basins Female-3WC's, 3 hand basins Male needs additional 1WC and 2 hand basins. Female needs additional 1 WC and 1 hand basin.
19.	F2.4	Facilities for people with disabilities	One unisex facility consisting of one water closet, one washbasin and a shelf in each accessible sanitary compartment. Sanitary facilities shall be constructed in accordance with AS 1428.1.



Appendix B

MAINTENANCE SCHEDULE

ITEM	ELEMENT	LOCATION	MATERIAL	CONDITION	COMMENTS	REQUIRED REPAIRS	QUANTITY	COST	PRIORITY
1	Fencing	Front	No fence.	N/A	Surface rust.	Recommend replacement in approx. 10years.	61m	\$4575.00	5
		RHS	Galvanised wire mesh.	Fair	Damaged panels.	Replace wire mesh panels.	8 panels	\$1440.00	3
		RHS rear cut-off	Galvanised metal gate.	Fair	Free standing with no cut-off fence.	Ease and adjust gate. Install wire mesh fence and posts.	1 2m	\$50.00 \$150.00	5 1
		LHS	Custom orb Colorbond metal on timber post & rail 1400mm high.	Fair	Custom orb is fixed to existing timber fence.	Recommend replacement in approx. 10years.	64m	\$4,800.00	5
		LHS cut-off	No fence.	N/A	Recommend cut-off fence.	Install wire mesh fence and posts.	1.2m	\$90.00	1
		Rear	No fence.	N/A	Recommend rear wire mesh fence.	Install wire mesh fence and posts.	20.3m	\$1522.50	1
2	Paths	RHS	Concrete paths	Good	1200mm wide x 10m long	RHS high pressure clean.	12m2	\$120.00	5
		RHS	Concrete ramp with tiled landing	Fair	1200mm wide x 10m long with single rail and post 950mm high galvanised pipe painted. Single brick edge leading to double doors RHS of hall.	Demolish existing. replacement of ramp and handrail for wheelchair access.	13m	\$2,500.00	1
3	Entry	RHS at rear	Concrete ramp and landing	Poor	To double door with single rail galvanised pipe. Not connected to path. Subsiding away from building.	Demolish existing. replacement of ramp and handrail for wheelchair access. Connect to landing RHS.	1200mm x 8m landing on 900mm high brickwork	\$1538.46	1
			Concrete path.	Fair	Path from roadway to front	Steps – minor chipping	5	\$150.00	2



				steps & foyer		steps x3 leading to concrete foyer painted. Single rail galvanised pipe centre of steps.						
4	Water Meter				Good	Eastern boundary LHS front of building.			Install water meter guard.	1	\$210.00	1
5	Meter Box	LHS front of building	Metal	Poor		Eastern side LHS of building at front. Meter box needs upgrading.			Meter box upgrade required.	1	\$750.00	1
6	Mailbox		N/A									
7	Floors	Throughout	Timber	Fair		Tongue & groove hardwood flooring throughout. Polished to hall and stage area.			Sand and polish timber floor.	162	\$6,200.00	3
		Kitchen and foyer	Vinyl	Poor		Vinyl covering to kitchen and foyer.			Remove existing and replace vinyl.	28m ²	\$1,400.00	3
		Front rooms, cloak room, office	Carpet	Fair		Carpet covering to front rooms, cloak rooms & office.			Remove existing and replace carpet.	28m ²	\$2,044.00	3
		Toilets	Concrete – LHS rear	Good		Concrete slab, coved at floor level. Formed step to urinal in mens.			Minor cracking in door area. Repaint with non slip finish.	20m ²	\$1,800.00	
8	Internal Walls	Cloak room and front offices	Masonite	Poor		Masonite lining with 20mm D-mould.			Wet rot to most lining due to roof leaks. Re-line front walls and ceiling.	38m ²	\$1,303.40	1
		Kitchen	Masonite & hardwood timber lining boards	Fair		Masonite & hardwood timber lining boards.			Patch masonite wall where 300x300mm hole. Patch small holes in lining boards where existing pipework and electrical cable penetrated.	1	\$120.00	1
									Patch and paint existing.	4	\$143.24	1
		Hall	Fibrous cement sheet & hardwood lining boards	Fair		FC sheet & horizontal hardwood lining boards with 40mm timber mould. Timber lining board vertical to dado mould 1400mm high.			Patch and paint existing.	120m ²	\$2,160.00	2
		Toilets	Fibrous cement	Fair		Toilets			Patch and paint	20m ²	\$360.00	2



	Foyer	Masonite	Fair	Foyer	existing. Patch and paint existing.	12m ²	\$216.00	2
9	Hall	Masonite	Fair	Hall – Masonite sheets and perforated in centre. Exposed metal rod to brace roof.	Patch and paint existing including exposed metal rod to brace roof.	180m ²	\$3,240.00	2
	Projection room	Fibrous cement	Poor	Projection room North end of hall.	a) Removal recommended has no internal lining and external lining is asbestos. OR b) Reline existing and paint	Room	\$1,173.00	1
	North end of hall	Hardwood lining boards	Fair	Ceiling below projection room	Repaint Hardwood lining boards	10m ²	\$180.00	1
	Supper room	Hardwood lining boards	Fair	Raked ceiling.	Repaint Hardwood lining boards	32m ²	\$576.00	1
	Kitchen	Hardwood lining boards	Fair	Kitchen	Fill gaps at hole penetrations and paint.	28m ²	\$504.00	2
	Offices	Masonite	Poor	Offices – Masonite lining with 20mm D-mould.	Water damaged. Replace with FC sheet.	20m ²	\$1000.00	1
	Foyer	Fibrous cement	Fair	FC sheet with 40mm flat timber mould.	Prepare and paint existing.	8m ²	\$144.00	2
	Toilets		Fair	FC sheet with 40mm flat timber mould.	Prepare and paint existing.	20m ²	\$360.00	
10	Hall	Timber framed	Poor	Timber casement windows 2700mm off ground.	Maintenance required – ease and adjust, repaint.	7	\$560.00	1
	Hall	Aluminium & timber framed	Fair	3x aluminium	Paint reveals of aluminium windows. Ease and adjust and paint double hung window.	3	\$150.00	2
	Offices	Aluminium framed	Poor	Aluminium double hung, water damaged.	Repair and re-paint reveals.	2	\$240.00	2
	Kitchen	Timber framed	Poor	Timber double hung.	Ease and adjust.	2	\$160.00	2
	Toilets	Timber framed fixed glass	Fair	Fixed louvred opaque glass windows.	Mechanical ventilation BCA requirement.	3	\$1380.00	1



11	Doors	Toilet	louvre Timber hollow core Timber double doors		Damaged hollow core doors. 3 cut down to WC. 4 to entry. 3x double doors & 1x single for exit.	install exhaust fan Replace with solid core door and paint. Replace and reft exit door with solid core door and reft panic bars at 1.1m above floor.	7	\$1400.00	1
		Hall	Opaque glass doors Timber with glass infill	Poor	1x opaque glass double doors to entry.	Ease and adjust	1	\$60.00	1
		Foyer	Timber hollow core	Fair	Timber framed glass infilled doors, swing each way.	Ease and adjust hinges. Reft and repaint.	4	\$280.00	2
		Kitchen	Timber hollow core	Fair	Hollow core & 2x servery glass view panels.	Replace with solid core door and repaint.	1	\$200.00	2
		Offices	Timber hollow core Timber solid core	Fair	Hollow core internal.	Replace with solid core door and paint.	1	\$280.00	1
			Roller Door	Good	Solid core external.	Paint existing.	1	\$80.00	2
			Fans	Good	Garage door to rear.	Maintenance required.	1	\$60.00	2
12	Electrical Fittings	Hall	Fluorescent lights Spotlights	Fair	Maintenance	Electrical report recommended.	1	\$600.00	3
			Batten holders	Fair	Suspended in hall and ceiling fixed to kitchen and office.	Electrical report recommended.			
			Wall lights	Fair	Stage area	Electrical report recommended.			
			Speakers	Fair	Foyer and toilets	Electrical report recommended.			
			Timber & pipe	Fair	Toilets	Electrical report recommended.			
13	Stairs		Stucco	Fair	Stage area – 6 x timbers treads with single pipe handrail.	Recommend replacement of handrail.		\$1,560.87	3
14	External Walls			Fair	North facing front – stucco finish on hardwood timber stud wall.	Recommend seal minor cracks and	40m ²	\$760.00	3



						Rendered brick subfloor. Stucco parapet with metal capping.	Fair		paint.	28m	\$420.00	1
		Stucco on timber stud frame	Fair			East facing LHS – stucco finish on hardwood timber stud frame, front 3800mm wide.	Fair		Recommend seal minor cracks and paint.	20m ²	\$360.00	3
		Timber weatherboard	Fair			East facing LHS – timber weatherboard on hardwood timber stud frame and fibro gable.	Fair		Repaint.	40m ²	\$720.00	3
		Galvanised mini orb vertical sheet	Poor			East facing LHS - hall & wall over skillion roof.	Poor		Paint.	30m ²	\$540.00	2
		Brick foundation	Good			East facing LHS - brick surrounds to concrete toilets.	Good			N/A		5
		Custom orb zincalume	Fair			South facing – vertical custom orb zincalume with timber access door.	Fair		Repaint	50m ²	\$900.00	1
		Galvanised mini orb	Fair			Mini orb skirting below sub floor.	Fair		Repaint	10m ²	\$180.00	2
		Weatherboard	Fair			West facing RHS – painted to hall area.	Fair		Repaint.	40m ²	\$720.00	2
		Stucco	Fair			Skirting to stage area.	Fair		Paint.	20m ²	\$360.00	2
		Fibrous cement	Fair			West facing RHS – middle.	Fair		Recommend seal minor cracks and paint.	20m ²	\$360.00	3
15	Eaves	Exposed rafters	Fair			RHS LHS & rear.	Fair		Paint. FC Sheet	Item	\$200.00	3
16	Downpipes	PVC	Good			PVC downpipes 100mm & 90mm.	Good		Paint Rafters	Item	\$400.00	3
17	Piers	Brick	Poor			Piers need alignment and rebuild.	Poor		Paint	6	\$300.00	
						Re-stumping recommended.			Re-stumping recommended.	12	\$1200.00	1
						Ant caps corroded.			Replace ant caps.	12	\$360.00	1
						Missing pier RHS rear.			Replace piers.	Item	\$200.00	1
18	Roof	Zincalume – skillion roof LHS	Fair			Roof screws rusted.	Fair		Replace roof screws.	Item	\$200.00	1
						Gutter above skillion roof fallen off – 4m.			Refix gutter.	4m	\$126.28	1
		Zincalume –	Good			Main roof	Good			N/A		5

10.9 **Wardell and District War Memorial Hall.DOC**



							main roof Zincalume – over office and entry	Unable to access.	Box gutters need report for leaks.	Item	\$300.00	1
19	Fire Exits								Supply and Install emergency lighting and exit signs to AS 22/93.1	PC Allowance	\$1500.00	1
20	Car Parking								Recommend car parking at rear with Right hand side access	No cost		