



AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

EXEMPTION

NO 102 OF 1991

EXPLANATORY STATEMENT

This Instrument exempts ACT PUBLIC WORKS AND SERVICES, being a government agency, from the application of the provision of the Building Code specified in the Schedule in respect of the building works as part of the ACT Public Hospitals Redevelopment, Building 1, Woden Valley Hospital.

The hospital is being redeveloped and this involves the construction of significant new facilities together with substantial internal refurbishment and renovation work to the existing hospital buildings. The principal buildings affected by the upgrading process are Buildings 1, 2 and 3.

It is a requirement of the ACT Building ACT that all work undertaken at Woden Valley Hospital shall be in accordance with the Building Code of Australia.

A number of surveys and investigations and interim refurbishment work undertaken in Building 1 have shown that there are deficiencies in the existing building built in the early 1970's with respect to compliance with this Code. Complete compliance with the Code in all respects is not feasible or considered appropriate for the building to perform to accepted levels of safety.

To determine what exemptions would be appropriate while still achieving the required level of the amenity and fire safety, Philip Chun and Associates were engaged as consultants to examine the existing Building 1. This Consultant reported in a report titled ACT Public Hospital Redevelopment Project Royal Canberra Hospital (South) Building 1. The findings of this study have been examined in detail by Public Works and Services, the Fire Brigade and the ACT Building Controller.

This process has resulted in a recommendation that twenty-three modifications be made to the requirements of the Building Code of Australia which together require the Schedule of Exemptions set out in the Instrument.

A summary of these modifications and the specific clauses of the Building Code of Australia which are affected is as follows:

MODIFICATIONS TO THE BUILDING CODE REGULATIONS

Item 1

To permit the separation between Building 1 and the link walkway north to Building 10 at Level 1, to be by means of a glazed screen wall, similar to the existing, instead of a fire wall with an FRL of 120/120/120, to provide the required fire compartmentation.

Exemptions from the requirements of the following clauses are necessary:

C2.5(d), C3.5(c), C3.14, Clause 2 of Specification C3.4, C3.5, C3.5(a), C3.5(b), C3.5(c), C3.14, C3.15, C3.15(a), C3.15(b), C3.15(c), C3.15(d), C3.15(f), C3.15(g).

Item 2

To permit the separation between Building 1 and the link bridge at Level 3, to be by means of a glazed screen wall similar to the existing, instead of a fire wall with an FRL of 120/120/120, to provide the required fire compartmentation.

Exemptions from the requirements of the following clauses are necessary:

C2.5(d), C3.5(c), C3.14, Clause 2 of Specification C3.4, C3.5, C3.5(a), C3.5(b), C3.5(c), C3.14, C3.15, C3.15(a), C3.15(b), C3.15(c), C3.15(d), C3.15(f), C3.15(g).

Item 3

To permit the compartmentation of Levels 1 to be by means of existing walls constructed of 110mm clay bricks, in lieu of fire walls having an FRL of 120/120/120, wherein they will provide the fire separation to the fire compartments.

Exemptions from the requirements of the following clauses are necessary:

C2.5, C3.5, C3.6, C3.14, Specification A2.3, Specification C1.1, C2.5(a), C3.5(a), C3.5(b), C3.5(c), C3.15, C3.15(a), C3.15(b), C3.15(c), C3.15(d), C3.15(f), C3.15(g), Clause 3.1 and table 3 of Specification C1.1.

Item 4

- a) To permit the compartmentation of the patient care areas, in Level 2 to be by means of existing walls constructed of 110mm clay bricks, in lieu of fire walls having an FRL of 120/120/120, wherein they will provide the fire separation to the fire compartments.
- b) To permit there to be only principal fire compartments, on this floor, having maximum areas of approximately 100m², without the need to provide the secondary fire compartments.
- c) To permit some openings in these walls not to be protected by 120/120/30 fire doors.
- d) To permit the areas of the smoke compartments to be approximately 500m² instead of the maximum permitted 425m².

Exemptions from the requirements of the following clauses are necessary:

C2.5, C3.5, Specification A2.3, Specification C1.1, C2.5(b), C2.5(c), C3.14, C3.15, C3.15(a), C3.15(b), C3.15(c), C3.15(d), C3.14(f), C3.15(g), Clause 3.1 and table 3 of Specification C1.1.

Item 5

- a) To permit the compartmentation of the patient care areas, in Levels 3 to 10 inclusive, to be by means of existing walls constructed of 110mm clay bricks, in lieu of fire walls having an FRL of 120/120/120 wherein they will provide the fire separation to the required fire compartments.
- b) To permit there to be only principal fire compartments on these floors, having maximum areas of approximately 1000m², without the need to provide the secondary fire compartments.
- c) To permit some openings in these walls not to be protected by 120/120/30 fire doors.
- d) To permit the areas of the smoke compartments to be approximately 500m² instead of the maximum permitted 425m².

Exemptions from the requirements of the following clauses are necessary:

C2.5, C3.5, Specification A2.3, Specification C1.1, C2.5(b), C2.5(c), C3.14, C3.15, C3.15(a), C3.15(b), C3.15(c), C3.15(d), C3.14(f), C3.15(g), Clause 3.1 and table 3 of Specification C1.1.

Item 6

- a) To permit Stair 3 to remain as constructed wherein the walls and doors enclosing the stairway are constructed of wired glass in metal frames in lieu of walls having an FRL to 120/120/120 and 60/60/30 fire doors.
- b) To permit Stair 3 to discharge into the main entrance lobby at Level 2 instead of directly or via a fire-isolated passageway to a road or open space, and
- c) To permit service pipes to remain where they penetrate the concrete walls at the top of the stair shaft.

Exemptions from the requirements of the following clauses are necessary:
C3.5, C3.9, D1.3, D1.7, D2.2, Specification A2.3, Specification C1.1, C3.9(a) C3.9(b), C3.9(c), D1.3(b), D1.7(b).

Item 7

To permit the electrical wiring, compressed air piping and hot water piping to remain where it passes through the ceiling of the fire-isolated transfer passageway between Stairs 2 and 2A.

Exemptions from the requirements of the following clauses are necessary:
C3.9, C3.9(a), C3.9(b), C3.9(c).

Item 8

To permit the electrical wiring, compressed air piping and hot water piping to remain where it passes through the ceiling of the fire-isolated transfer passageway between Stairs 2 and 2A.

Exemptions from the requirements of the following clauses are necessary:
C3.10, C3.10)a.

Item 9

To permit the structure of the existing building to remain wherein it was not specifically designed for the load prescribed in AS 1170.1, AS 1170.2 and AS 2121 nor in accordance with the Australian Standards listed in B1.3.

Exemptions from the requirements of the following clauses are necessary:
B1.1, B1.2, B1.3, B1.1(a), B1.1(b).

Item 10

To permit existing materials to remain where they may not comply with the indices limitations prescribed in Specification C1.10.

Exemptions from the requirements of the following clauses are necessary:
C1.10, Specification C1.10

Item 11

To permit the firemains and water supply services to be upgraded wherein water storage tanks, with sufficient capacity will not be provided.

Exemption from the requirements of the following clauses are necessary:
E1.2, Specification E1.2, E1.2(a), E1.2(b), E1.2(c), E1.2(d), E1.2(e), E1.2(f)

Item 12

To permit the hose reels to remain wherein they may not be located as required and may not comply in all respects with As 1221 and As 2441.

Exemptions from the requirements of the following clauses are necessary:
E1.3, E1.4(a), E1.4(b), E1.4(c), E1.4(e)

Item 13

To permit the existing hydrants to remain as located and the installation of an additional hydrant, adjacent to Stair 3, on all levels, to the satisfaction of the Fire Brigade, wherein all hydrants will not be located not more than 4m from a required exit and all areas will not be within a 6m spray of water, from the nozzle end, of a fully extended 30m length of hose.

Exemptions from the requirements of the following clauses are necessary:
E1.3(c)

Item 14

To permit existing signs and directional signs to remain wherein they may not comply or be in complete compliance with AS 2293.1.

Exemptions from the requirements of the following clauses are necessary:
E4.8, E4.8(a), E4.8(b)

Item 15

To permit each principal fire compartment in the patient care areas, to be provided with at least one exit in lieu of an exit being provided from each required smoke compartment.

Exemption from the requirements of the following clauses are necessary:
D1.2(e)

Item 16

To permit the maximum distances of travel from small areas on most floors to exceed those prescribed.

Exemption from the requirements of the following clauses are necessary:
D1.4, D1.4(c), D1.4(d)

Item 17

To permit the existing exits to remain in their present location on Level 2 to 10 where the maximum distance between them, of 45m, as prescribed for patient care areas, is exceeded.

Exemptions from the requirements of the following clauses are necessary:
D1.5, D1.5(a), D1.5(b)

Item 18

To permit existing corridors and passageways to remain wherein they are paths of travel to exits and have widths of less than 2m.

Exemptions from the requirements of the following clauses are necessary:
D1.6(b)

Item 19

To permit the width of doorways in patient care areas to vary depending upon their use as recommended by "HOSPLAN" in lieu of all doors having a minimum width of 1.6m.

Exemptions from the requirements of the following clauses are necessary:

D1.6(f)

Item 20

To permit Stairs 1 and 2 to remain as constructed where their landings do not have a clear width of 1.6m and a clear length of 2.7m.

Exemptions from the requirements of the following clauses are necessary:

D2.14(b)

Item 21

To permit the facilities to remain wherein will not be one island type plunge bath on each storey containing patient care areas.

Exemptions from the requirements of the following clauses are necessary:

F2.3(a), Table F2.3

Item 22

To permit the existing facilities for people with disabilities to remain wherein the construction and layout of the sanitary compartments may not be in complete compliance with AS 1428.1.

Exemptions from the requirements of the following clauses are necessary:

F2.4, F2.4(b), F2.4(a)

Item 23

To permit the existing ventilation to rooms to remain wherein the air quantity, in some rooms, do not appear to comply with the increased requirements of AS 1668.2-1990.

Exemptions from the requirements of the following clauses are necessary:

F4.5(b).