



FORM 17  
Regulation 200  
Building Act 1993  
Building Regulations 2018

## CERTIFICATE OF FINAL INSPECTION

<b>Property details</b>	No: 187-191 REYNOLDS ROAD Doncaster 3108		
Municipal District	Manningham City Council		
<b>Building Permit Details</b>			
Building Permit No.	2018053/0	Permit Date	9/11/2018
Version of BCA applicable to Permit	16		
<b>Description of Building Works</b>	Removal of of parts of external wall cladding with the replacement of this cladding with another.		
Stages of Work Permitted	Removal of external wall cladding and replacement of this cladding with another		
Permitted use	Residential Apartment Complex		
<b>BCA Class</b>	2 7a		

### Performance Solution

A Performance Solution was used to determine compliance with the following Performance Requirements of the BCA that relate to this project:

	<b>Relevant performance requirement</b>	<b>Details of performance solution</b>
1.	C1.9 and C1.14	<p>Performance Clause CP 2 and CP8</p> <p>The necessary type of construction provided for the external walls is required to be in accordance with Type A fire-resisting construction and Clause 3.1 (b) from Specification C1.1. It is proposed to partially remove the combustible Globond PE cladding and substitute the section with AS1530.1 compliant cladding.</p> <p>The vertical separation is to be no less than a minimum 3.0m around the entire building at level 1 where openings and balconies are located. Refer to the Fire Safety Design Advice – Cladding Material Removal (Substitution) in Section 10.1.1.</p> <p>Performance Solution</p> <p>It is proposed to permit the removal of the combustible Globond PE cladding and substitute it with AS1530.1 compliant cladding based on the following risk offsets:</p> <ul style="list-style-type: none"><li>• The building is protected with an automatic fire sprinkler system in accordance with AS2118:1999 with the exception of areas as addressed in the previous Base Building Performance Solutions.</li><li>• A minimum 3.0 m vertical separation shall be provided beginning at level 1 where the Globond cladding is to be replaced with non-combustible material having been tested and past the AS1530.1 non-combustibility test regime.</li><li>• The vertical separation is to be no less than a minimum 3.0m around the entire building at level 1 where openings and balconies are located. Refer to the Fire Safety Design Advice – Cladding Material Removal (Substitution) in Section 10.1.1.</li></ul>

- Smoke and fire detection is provided within the building in accordance with Specification E2.2a of the BCA and AS 1670.1:2004 and smoke alarms are provided within the SOU's in accordance with AS 3786:1993.
- A Building Occupant Warning System (BOWS) shall provide a General Fire Alarm (GFA) upon activation of the automatic fire sprinkler or the automatic smoke detection systems provided within public areas and egress paths.
- The Fire Indicator Panel (FIP) is monitored by an approved fire agency where automatic notification and deployment of fire brigade resources can be relied upon.
- At ground level, there are alternative exit locations located at the north and south sides of the building negating the risk of an exit being blocked or untenable. In addition there is a third option for egress via the vehicular entrance in the sprinkler protected basement car park portion.
- The car park vehicular entrance door must automatically open upon GFA.
- Signage is currently provided within both Fire stairs at ground floor stating "GROUND FLOOR EXIT THIS LEVEL"
- All balcony railings and balustrades throughout the building are constructed of non-combustible material.
- The structure is predominantly reinforced concrete floors, walls and columns.
- The external walls of the building are located no less than 3.0m from any fire source feature on all boundaries.
- There is fire rated bounding construction provided between all apartments including all between levels within the building.

**Method of Assessment**

A quantitative, qualitative and comparative analysis has been undertaken to demonstrate that the performance of the proposed construction is not expected to increase the undue risk of fire spread and therefore meets the relevant performance requirements of the BCA. Assessment Method – BCA Clause A0.5(b)(ii) and (d)

2.

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**Performance Clause FP 1.4**

Deemed to Satisfy Provision- There is no provision for FP 1.4

To permit the use of VitraCore G2 to provide a weatherproof barrier to an external wall of a building in part.

As per the Performance Based Verification by BG and E Facades as detailed in Code Mark Certificate CM 40170 Rev 4

**Maintenance determination**

A maintenance determination Is Not required in accordance with regulation 215 of the Building Regulations 2018.

**Directions to fix building work**

All directions under Part 4 of the Building Act 1993 have been complied with.

**Inspection Records**

Inspection of Final Inspection of re-cladding works associated with Fire Engineering Report

Approval Date:

26/05/2020



**Certificate No:**  
**Date of Inspection:**  
**Date of issue:**

**RELEVANT BUILDING SURVEYOR**  
**Dean Giammarino**

**Registration No:** BSU-14716

**Signature:**

A handwritten signature in black ink, consisting of a stylized, circular scribble followed by a horizontal line that ends in an arrowhead pointing to the right.