

# Factsheet



## What is the BCA?

The BCA is an annually updated publication from the Australian Building Codes Board which represents “...a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia...” with the goal “...to enable the achievement of nationally consistent, minimum necessary standards of relevant safety (including structural safety and safety from fire), health, amenity and sustainability objectives efficiently.”

## Who are SPMA?

### What makes compliance with the BCA Law?

In NSW this publication is legally adopted under the Environmental Planning and Assessment Regulation and all development (including exempt and complying development) must be constructed in accordance with its requirements. Other states have similar legislative arrangements which enact this document.

### How does this work with Australian Standards?

Australian Standards are prepared by non-government organisations and are not always legally prescribed documents. In relation to the construction industry the BCA adopts a number of relevant Australian Standards making compliance with these documents then legally required. The BCA has in the past opted not to adopt certain Standards or has selected to reference older editions than the most recent published Standard. In such instances only the referenced version need be complied with (unless a separate legal framework then enacts the other standard)

SPMA are a company of professional consultants who offer our services in client side project management across the construction industry and related fields. SPMA have a long history of successfully delivering our clients projects with a high level of professionalism and technical expertise.

SPMA specialise in the management of complex projects involving remedial works, alterations and additions and works involving large strata schemes. SPMA also have extensive experience in the management of the defect and litigation process on behalf of our clients.

Our services include:

- Project Management
- Remedial Works
- Tender Review
- Feasibility Studies
- Site Inspection & Reporting
- Contract Advice / Admin
- Civil Works
- Litigation
- Diagnostic Investigations
- Defect Reporting
- Fitout Management

If you have a project, you think we can help with call us on (02) 9319 6366



## How Does the BCA Work?

The BCA is set out with ten Sections each addressing separate aspects of a building as follows:

Section A - General Provisions

Section B - Structure

Section C - Fire Resistance

Section D - Access and Egress

Section E - Services and Equipment

Section F - Health and Amenity

Section G - Ancillary Provisions

Section H - Maintenance

Section I - Energy Efficiency

Each section then contains “*Objectives*” and “*Functional Statements*” which are effectively guidance level information only and also “*Performance Requirements*” which represent the clear objectives which need to be met by new construction with regard to each of the Sections of the BCA. To achieve compliance with these “*Performance Requirements*” the BCA then allows for two possible methods being compliance with specified “*Deemed to Satisfy Provisions*” or the preparation of “*Alternative Solutions*” discussed as follows:

## Deemed to Satisfy Provisions

Deemed to Satisfy Provisions within the BCA provide prescriptive, quantitative requirements which if adhered to will ensure full compliance with the Performance Requirements. The majority of buildings are constructed on this basis and any development carried out under the provisions of Exempt or Complying Development under the Environmental Planning and Assessment Act 1979 must fully adhere to these requirements.

# SPMA'S

## Feature Project

Wunulla Rd,  
Point Piper NSW



Remedial – Alterations & Additions

This challenging and rewarding project comprising of seven (7) existing luxury units encompassed many technical challenges including:

- ❖ Construction of a new underground car park abutting Sydney Harbour.
- ❖ Underpinning/shoring to the existing structure whilst tanking the new underground car park.
- ❖ Construction of a new luxury unit on existing ground level.
- ❖ Removal of building core and installation of a new underground to top floor lift.
- ❖ Construction of new front of building glass façade.
- ❖ Construction of a new in-ground swimming pool and landscaping to all grounds.
- ❖ Remediation of the existing balconies including remove and replace all tiles and waterproofing membrane.

**Winner of the 2012 Master Builders Association - Excellence in Housing Awards for home unit renovation \$5 Million & Over**



## Alternative Solutions

The second method for a Building Solution to achieve compliance with the Performance Requirements is that of an Alternative Solution. This method allows the required flexibility for expert designers to utilise new or different materials and systems to those allowed for within the Deemed to Satisfy but that will still achieve the required outcomes of the Performance Requirements. The BCA allows for a number of recognised Assessment Methods in determining whether a proposed Alternate Solution indeed meets the Performance Requirements. The assessment of the acceptability of the proposed Alternative Solution and Assessment Methods is carried out by the Principal Certifying Authority for the project.

## Summary

SPMA have assisted many Clients through the BCA process to achieve the correct orders for their building and in then managing the completion of the works in a timely and cost effective manner. If you have any queries and or need assistance, please call us on (02) 9319 6366

## SPMA

### On Social Media

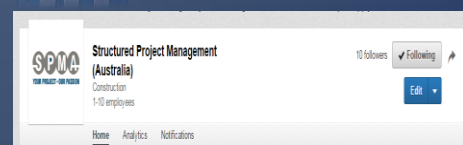
To view SPMA's on social media click the icons below or type in Structured Project Management Australia in the search functions.



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