

## BCA Information Sheet – Buildings greater than 25m in effective height

When a building has an effective height of more than 25m the Building Code of Australia (BCA2022) requires additional provisions than if it was less than 25m.

The following is a summary of the BCA Clauses that affect these types of buildings.

Please note that this summary is a review conducted by BuildSurv and does not preclude further review of the BCA relating to the class and type of building.

It also it excludes requirements stipulated under other Acts or Standards such as Planning and Environment, Occupational Health and Safety, Health, Dangerous Goods etc. which may have an impact on the design of the building.

Appropriate advice from suitably qualified consultants should be obtained for further information in this regard.

BCA Clause and Detail
<p><b>Fire resistance</b></p> <p>C2D13</p> <ul style="list-style-type: none"> <li><b>Fire protected timber</b> cannot be used as part of the construction.</li> </ul> <p>Specification 5</p> <ul style="list-style-type: none"> <li>The building will be of type A Construction.</li> <li>Roof needs a FRL.</li> <li>Internal columns and wall members supporting the roof need a FRL.</li> </ul>
<p><b>Access and Egress</b></p> <p>D2D3</p> <ul style="list-style-type: none"> <li>Each storey is required to have access to 2 exits.</li> </ul> <p>D2D13</p> <ul style="list-style-type: none"> <li>External stairways (in lieu of a fire-isolated exit) can only be used to serve <b>those stories below</b> 25m.</li> </ul> <p>D3D27</p> <ul style="list-style-type: none"> <li>Re-entry from the fire-isolated exit required for any storey above 25m.</li> </ul>
<p><b>Firefighting equipment</b></p> <p>E1D5</p> <ul style="list-style-type: none"> <li>Sprinkler protection is required throughout the <b>whole building</b>.</li> </ul> <p>E1D1</p> <ul style="list-style-type: none"> <li>A fire control centre (to Specification 19) is required.</li> </ul> <p>Specification 17</p> <ul style="list-style-type: none"> <li>The sprinkler system must be provided with a dual water supply except that a secondary water supply storage capacity of 25 kL may be used if: <ul style="list-style-type: none"> <li>The storage tank is located in the topmost storey; and</li> <li>Occupancy is no more hazardous than OH2 as per AS2118.1 and</li> <li>An operational fire brigade can attend a building fire.</li> </ul> </li> </ul>

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BCA Clause and Detail	
Specification 18	<ul style="list-style-type: none"><li>• The concessions for a Class 2 or 3 building in Specification 18 are not available.</li></ul>
E2D4	<ul style="list-style-type: none"><li>• Automatic air pressurisation system required to the fire isolated exits.</li></ul>
E2D5	<ul style="list-style-type: none"><li>• Automatic smoke detection and alarm system to Specification 20 required.</li></ul>
E2D6	<ul style="list-style-type: none"><li>• Zone pressurisation required if Class 5-9b (concession if these classes are contained in fire compartment and rest of building is Class 2 or 3).</li></ul>
E3D3	<ul style="list-style-type: none"><li>• Stretcher lift required.</li></ul>
E3D5	<ul style="list-style-type: none"><li>• At least one emergency lift is required.</li></ul>
E4D9	<ul style="list-style-type: none"><li>• EWIS system required throughout the building.</li></ul>

**Disclaimer**

This information sheet is the opinion of Buildsurv Pty Ltd only and does not relate to any specific project or provide specific guidance for decision making. For any works it is suggested to contact the project building surveyor to determine the interpretation of the Building Rules and how it relates to your specific project.

July 2023