

PROPOSED BCA AMENDMENTS

Issue / Associated Building Cost	Class:	Issue / Associated Building Cost																				
		1b	3	3	3	5	5	5	5	6	6	6	7a	7b	7b	8	9a	9b	9b	9b	9b	
		Single storey - holiday accommodation	2 storey - hotel/retail - no lift	3+ storey 200 room - hotel - with lift	3+ storey 250 room - hotel - with lift	2 storey - office - dwelling size (with exemption) / no lift	2 storey - office - dwelling size (without exemption) / with lift	7 storey - office - with lift	20 storey - office (ex. floor plate of 900sqm2)	Large horizontal spread - shopping centre	2 storey - restaurant(s) (with exemption - no lift)	2 storey - restaurant(s) (without exemption) / with lift	7 storey - carpark - with lift	2 storey - storage / warehouse (no lift)	2 storey - storage / warehouse (with exemption) / with lift	Single storey - lab / factory - 500sqm2	3 storey - hospital building - with lift	500 seat - theatre - no lift	1200 seat - theatre - with lift	2 storey - school building - with lift	Single storey - community hall	10 000-15 000 seat - stadium
1 Access to Class 1b																						
Ramps		\$2,200																				
Doorway widths		\$600																				
Accessible sanitary facilities		\$4,800																				
2 - Deleted																						
3 Access to Class 2																						
Ramps																						
Doorway widths																						
Accessible sanitary facilities in common areas																						
4 Access to Class 3																						
Ramps			\$0	\$0	\$0																	
Doorway widths			\$300	\$300	\$300																	
Accessible sanitary facilities			\$6,000	\$6,000	\$12,000																	
5 Access to Class 5, 6, 7b, 8																						
Ramps						\$6,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Doorway widths						\$500	\$1,000	\$2,000	\$5,000	\$0	\$400	\$400	\$0	\$1,000	\$1,500	\$1,000						
Accessible sanitary facilities						\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000						
Lift - 2 level						\$0	\$100,000	incl	incl	\$0	\$0	\$100,000	incl	\$0	\$100,000	\$0						
6 Number of accessible entrances																						
Additional entrances to be accessible		\$0	\$5,000	\$5,000	\$20,000	\$0	\$0	\$7,500	\$7,500	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$3,500	\$6,000	\$2,500	\$6,000	\$4,000	\$5,000	\$10,000
7 Passing and Turning spaces																						
Additional circulation area		\$0	\$0	\$0	\$0	\$0	\$1,250	\$8,750	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250	\$0	\$0	\$0	\$2,500	\$0	\$0
8 Exemptions																						
Nil - included elsewhere		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9 Car parking																						
Up to double number of spaces for people with disabilities																						
10 Directional Braille and tactile signage																						
Additional tactile signs for lifts				\$0	\$800			\$200	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$400	\$0	\$0	\$800	
Additional tactile signs for accessible toilets		\$0	\$200	\$200	\$400	\$0	\$0	\$1,400	\$0	\$1,000	\$0	\$0	\$0	\$200	\$200	\$200	\$600	\$400	\$800	\$200	\$200	\$1,000
11 Hearing Augmentation																						
Extend inductive loop hearing augmentation systems to 80% of floor area																	\$10,000	\$22,000		\$10,000	\$0	
Extend radio transmission systems to 95% of floor area																	\$0	\$0		\$0	\$150,000	
12 Wheelchair seating spaces in auditoria																						
Additional floor area																	\$12,000	\$19,200				\$136,800
13 Ramps																						
Additional length of ramp landings		\$0	incl	\$0	\$0	incl	incl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$15,000
14 Glazing																						
Markings to full height glazing on accessways		\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$4,000	\$10,000	\$0	\$0	\$0	\$0	\$2,000	\$2,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0
15 Lifts																						
90th percentile car size				\$0	\$0	\$0	\$0	\$25,000	\$50,000	\$0			\$5,000	incl	incl	\$0	\$0	\$5,000	\$100,000			\$15,000
Additional lift features				\$12,000	\$24,000	\$0	incl	\$30,000	\$60,000	\$12,000			\$6,000	incl	incl	\$12,000	\$0	\$6,000	incl			\$18,000
16 Ambulant sanitary facilities																						
Extra sanitary compartments suitable for ambulant disabilities		\$0	\$0	\$5,000	\$10,000	\$0	\$0	\$35,000	\$100,000	\$10,000	\$5,000	\$5,000	\$0	\$10,000	\$10,000	\$5,000	\$15,000	\$10,000	\$20,000	\$10,000	\$5,000	\$40,000
17 Class 2 Buildings - accessible sanitary facilities																						
Common area sanitary facilities to be accessible, including additional space requirements																			\$0			
18 Class 3, 5, 6, 7, 8 and 9 - accessible sanitary facilities																						
Additional accessible sanitary facility			\$0	\$15,500	\$15,500	\$0	\$0	\$93,000	\$294,500	\$15,500	\$0	\$15,500	\$0	\$0	\$15,500	\$0	\$31,000	\$15,500	\$31,000	\$15,500	\$0	\$124,000
Additional accessible sanitary facility with shower			\$0	\$19,700	\$19,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,700	\$0	\$0	\$19,700	\$0	\$0
19 Swimming pools																						
Not applicable																						
20 Accessible links between buildings																						
Not applicable		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21 AS 1428.1																						
Additional space requirements in accessible sanitary facilities		\$0	\$1,200	\$10,800	\$18,000	\$0	\$0	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	n/a	\$1,200	\$1,200	\$1,200	\$2,400	\$750	\$1,200	\$1,200	\$1,200	\$4,800
Additional space requirements in circulation areas		\$0	\$2,000	\$12,000	\$17,000	\$0	\$0	\$4,000	\$10,000	\$2,000	\$1,000	\$1,000	n/a	\$1,000	\$2,000	\$1,000	\$0	\$750	\$2,000	\$2,000	\$0	\$0
22 AS 2890 - Carparking																						
Carparking space dimensional increases		\$0	\$3,000	\$13,500	\$21,000	\$0	\$0	\$4,500	\$7,500	\$15,000	\$1,500	\$1,500	\$10,500	\$1,500	\$1,500	\$1,500	\$6,000	\$1,500	\$3,000	\$0	\$1,500	\$7,500
TOTAL		\$7,600	\$17,700	\$100,000	\$158,700	\$13,500	\$115,250	\$222,550	\$577,500	\$63,700	\$15,100	\$130,600	\$27,500	\$27,900	\$144,900	\$21,650	\$92,900	\$57,400	\$116,600	\$155,100	\$22,900	\$522,900
Generic Building Cost (\$,000)		\$165	\$3,750	\$26,000	\$112,000	\$330	\$1,860	\$16,500	\$47,520	\$93,500	\$550	\$3,000	\$6,300	\$4,250	\$5,100	\$1,900	\$6,600	\$4,800	\$15,000	\$3,300	\$1,300	\$150,000
Proportional Increase		4.6%	0.5%	0.4%	0.1%	4.1%	6.2%	1.3%	1.2%	0.1%	2.7%	4.4%	0.4%	0.7%	2.8%	1.1%	1.4%	1.2%	0.8%	4.7%	1.8%	0.3%