

**RECEIVED**  
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BY: LAOCA

Issue / Associated Building Cost	Full / Partial Upgrade																	
	Class:	1b	Full	2 storey - holiday accommodation	2 storey - B & B - no lift	2 storey - hotel / motel - no lift	3+ storey 200 room - hotel - with lift	3+ storey 350 room - hotel - with lift	2 storey office - dwelling size - no lift	2 storey office - dwelling size (with exemption - no lift)	7 storey office - dwelling / (one floor) - with lift	20 storey office (av. floor plate of 900m <sup>2</sup> ) - Partial	20 storey office (av. floor plate of 900m <sup>2</sup> ) - Full	Small single storey - shop (plate of 900m <sup>2</sup> ) - Full	Large horizontal spread - shopping centre - Full	Large horizontal spread - shopping centre - Full	2 storey - restaurant(s) (with exemption - no lift) - Full	2 storey - res. (without - res.) - Full
1 Access to Class 1b																		
Ramps		\$2,000	\$2,000															
Doorway widths		\$6,300	\$4,500															
Accessible sanitary facilities - new		\$6,500	\$6,500															
Lift		n/a	n/a															
2 Deleted																		
3 Access to Class 2																		
Ramps																		
Doorway widths																		
Accessible sanitary facilities in common areas																		
4 Access to Class 3																		
Ramps			\$0	\$0														
Doorway widths			\$4,500	\$4,500														
Accessible sanitary facilities			\$8,500	\$8,500														
5 Access to Class 5, 6, 7b, 8																		
Ramps			\$0	\$0														
Doorway widths			\$3,750	\$6,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Accessible sanitary facilities			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lift			\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
6 Number of accessible entrances																		
Additional entrances to be accessible		n/a	n/a	n/a	n/a	n/a	n/a	\$0	n/a	n/a	\$4,500	\$4,500	\$0	\$0	\$0	\$0	\$0	
7 Passing and Turning spaces																		
Form circulation area																		
8 Exemptions																		
Nil - included elsewhere		\$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	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional tactile signs for accessible toilets			n/a	n/a	\$0	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11 Hearing Augmentation																		
Extend existing inductive loop hearing augmentation system to 80% of floor area																		
Extend radio transmission systems to 95% of floor area																		
12 Wheelchair seating spaces in auditoria																		
Additional floor area																		
13 Ramps																		
Additional length of ramp landings			n/a	n/a	n/a	n/a	n/a	\$0	n/a	n/a	\$10,000	\$10,000	n/a	\$0	\$15,000	\$0	\$0	
14 Glazing																		
Markings to full height glazing on accessways			n/a	n/a	n/a	\$800	\$800	\$0	n/a	n/a	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15 Lifts																		
Retrofit lift features			n/a	n/a	n/a	\$48,000	\$80,000	\$0	n/a	n/a	\$64,000	\$160,000	\$160,000	excluded	excluded			
Increase lift floor dimensions			n/a	n/a	n/a	excluded	excluded											
16 Ambulant sanitary facilities																		
Extra sanitary compartments suitable for ambulant disabilities			n/a	n/a	\$3,000	\$3,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17 Class 2 Buildings - accessible sanitary facilities																		
			n/a	n/a	\$3,000	\$3,000	\$3,000	\$0	\$0	\$0	\$9,000	\$60,000	\$60,000	\$0	\$3,000	\$12,000	\$3,000	\$3,000

PROPOSED BCA AMENDMENTS

Issue / Associated Building Cost	Full / Partial Upgrade:		Class:		Full		Partial		Full		Partial		Full		Partial		Full		Partial	
	Class	1b	1b	3	3	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5
18 Common area sanitary facilities to be accessible																				
18 Class 3, 5, 6, 7, 8 and 9 - accessible sanitary facilities																				
Additional accessible sanitary facility																				
Additional accessible sanitary facility with shower																				
19 Swimming pools																				
Install platform lift																				
Install sling lift																				
20 Accessible links between buildings																				
21 AS 1428.1																				
22 AS 2890 - Carparking																				
Carparking space dimensional increases																				
<b>TOTAL</b>																				

Owner attributed upgrade cost  
**Generic Building upgrade cost (\$,000)**  
 Owner attributed as % of total upgrade cost  
**Proportional Increase**

PROPOSED BCA AMENDMENTS

Issue / Associated Building Cost	Full / Partial Upgrade:		3 storey - hospital building (10% floor area) - exemption / with lift		500 seat - theatre - no lift		7200 seat - theatre - with lift		2 storey - school building - with lift		Single storey - community hall		40,000 seat - stadium (10% floor area) - 50m SWL	
	Class:	Partial	Full	9a	9b	9b	9b	9b	9b	9b	9b	9b	9b	10b
1 Access to Class 1b														
Ramps														
Doorway widths														
Accessible sanitary facilities - new														
Lift														
2 - Deleted														
3 Access to Class 2														
Ramps														
Doorway widths														
Accessible sanitary facilities in common areas														
4 Access to Class 3														
Ramps														
Doorway widths														
Accessible sanitary facilities														
5 Access to Class 5, 6, 7b, 8														
Ramps														
Doorway widths														
Accessible sanitary facilities														
6 Number of accessible entrances														
Additional entrances to be accessible														
7 Passing and Turning Spaces														
Form circulation area														
8 Exemptions														
Nil - included elsewhere														
9 Car parking														
Up to double number of spaces for people with disabilities														
10 Directional Braille and tactile signage														
Additional tactile signs for lifts														
Additional tactile signs for accessible toilets														
11 Hearing Augmentation														
Extend existing inductive loop hearing augmentation system to 80% of floor area														
Extend radio transmission systems to 95% of floor area														
12 Wheelchair seating spaces in auditoria														
Additional floor area														
13 Ramps														
Additional length of ramp landings														
14 Glazing														
Markings to full height glazing on accessways														
15 Lifts														
Retrofit lift features														
Increase lift floor dimensions														
16 Ambulant sanitary facilities														
Extra sanitary compartments suitable for ambulant disabilities														
17 Class 2 Buildings - accessible sanitary facilities														

PROPOSED BCA AMENDMENTS

Issue / Associated Building Cost	Full / Partial Upgrade:		Class:	3 storey - theatre - no lift (10% floor area) - hospital building - exemption / with - lift		1200 seat - theatre - with lift		Single storey - school building - with lift		40 000 seat - stadium (10% floor area) - Community hall		50m swr Full	
	9a	9b		9b	9b	9b	9b	9b	9b	9b	10b		
Common area sanitary facilities to be accessible													
18 Class 3, 5, 6, 7, 8 and 9 - accessible sanitary facilities	\$0	\$0	\$26,800	\$26,800	\$0	\$53,600							
Additional accessible sanitary facility	\$0	\$0	\$0	\$0	\$0	\$0							
Additional accessible sanitary facility with shower	\$0	\$0	\$0	\$0	\$0	\$0							
19 Swimming pools													\$30,000
Install platform lift													\$0
Install sling lift													\$0
20 Accessible links between buildings													\$0
21 AS 1428.1	n/a	n/a	n/a	n/a	n/a	n/a							
Additional space requirements													
22 AS 2890 - Carparking	\$0	\$700	\$1,500	\$0	\$400	\$2,500							
Carparking space dimensional increases													
<b>TOTAL</b>	\$21,000	\$23,400	\$64,700	\$148,200	\$19,900	\$86,100	\$30,000						

Owner attributed upgrade cost  
**Generic Building upgrade cost (\$,000)** \$8,500 \$2,200 \$6,600 \$11,100 \$450 \$22,000 \$220  
 Owner attributed as % of total upgrade cost  
**Proportional Increase** 0.2% 1.1% 1.0% 13.5% 4.4% 0.4% 13.6%