

Doorsets in Aged Care & other excerpts for consideration.

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BCA

D2.21 Operation of latch

A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900 mm and 1.2 m from the floor, unless:

- (c) serves an occupancy where special arrangements for security are necessary and it can be immediately unlocked
 - (i) by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or
- (d) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system complying with Specification E1 .5 or smoke or heat detector system installed throughout the building; or
- (e) in an aged centre it must be readily openable
 - (i) without a key from the side that faces a person seeking egress; and
 - (ii) by a single hand pushing action on a single device such as a panic bar located between 900 mm and 1.2 m from the floor; and
 - (iii) where a two-leaf door is fitted, the provisions of (i) and (ii) need only apply to one door leaf if the appropriate requirements of D1 .6 are satisfied by the opening of that one leaf; or

D2.23 Signs on doors

- (a) A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to, a
- (i) (A) required fire door providing direct access to a fire isolated exit; and
 - (B) required smoke door,
- on the side of the door that faces a person seeking egress; and
- (ii) (A) fire door forming part of a horizontal exit; and
 - (B) smoke door that swings in both directions; and
 - (C) door leading from a fire isolated exit to a road or open space,
- on each side of the door.
- (b) A sign referred to in (a) must be in capital letters not less than 20 mm high in a colour contrasting with the background and state
- (i) for an automatic door held open by an automatic hold-open device-
"FIRE (SMOKE) DOOR - DO NOT OBSTRUCT"; or
 - (ii) for a self-closing door-
**'FIRE (SMOKE) DOOR
DO NOT OBSTRUCT
DO NOT KEEP OPEN"; or**
 - (iii) for a door discharging from a fire-isolated exit
"FIRE SAFETY DOOR - DO NOT OBSTRUCT".

Table D3.2 REQUIREMENTS FOR ACCESS FOR PEOPLE WITH DISABILITIES

Class 9c

Any aged care

To and within all areas normally used by the occupants including staff, residents and visitors

D3.6 Identification of accessible facilities, services and features

In every building required to be accessible, clear and legible Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access or deafness or other symbol as appropriate, in accordance with AS 1428.1 must identify-

- (a) each
 - (i) sanitary facility; and
 - (ii) accessible space with a hearing augmentation system; and
- (b) where an entrance or lift is not accessible, identify each accessible

- (i) entrance; and
- (ii) lift or bank of lifts, and

the path of travel from the principal public entrance to these features and facilities where their location is not apparent to the building occupant.

D3.7 Hearing augmentation

- (a) Where an inbuilt amplification system, other than one used for emergency warning purposes only, is installed, a hearing augmentation system complying with AS 1428.1 must be provided in the following locations:
 - (i) In any conference room, meeting room or the like with a floor area of more than 100 m².
 - (ii) In any room used for judicatory purposes.
 - (iii) In any auditorium in a Class 9c building, equitably distributed and to not less than 15% of the floor area.
 - (iv) At any, reception area or the like where the public is screened from the service provider.

In a Class 9c building, any screen or scoreboard capable of displaying public announcements, must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

D3.8 Tactile indicators

- (a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people with a vision impairment that they are approaching
 - (i) if used by the public-
 - (A) a stairway; and
 - (B) an escalator; and
 - (C) a travelator; and
 - (D) a ramp other than a step ramp and kerb ramp; and
 - (ii) in the absence of a suitable barrier-
 - (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and
 - (B) a path of travel meeting a vehicular way adjacent to a principal public entrance to a building, if there is no kerb or kerb ramp at that point.
- (b) Tactile ground surface indicators required by (a) must be Type B indicators in accordance with AS 1428.4.

AS 1905.1

5.5 CLEARANCES

5.5.1 General

The clearance dimensions required for fire-resistant doorsets shall be in accordance with this Clause unless greater clearance dimensions have been demonstrated on a tested specimen.

5.5.2 Sill and floor finish

Clearances between the bottom of all door leaves and the floor shall be as follows:

- (a) Between the leaf and the top of any floor covering—not less than 3 mm and not more than 10 mm.
- (b) Between the leaf and the top of the non-combustible sill—
 - (i) not more than 10 mm where there is no combustible floor covering; and
 - (ii) not more than 25 mm where there is a combustible floor covering present

5.5.3 Side hung doors, leaf to frame

Leaves side-hung into rebated frames shall be installed to swing clear of the door frame and shall have mean clearances, in the closed position, between the leaf and the head, and between the leaf and each stile, of not more than 3 mm.

5.6 HARDWARE

5.6.1 Attachment

All hardware that is essential for suspension, closing and latching shall be fixed to the doorset using one of the following methods:

- (a) Screws engaging in not less than 25 mm of solid timber.
- (b) Metal thread screws, complying with AS/NZS 1427 or self-tapping screws complying with AS/NZS 4403, AS/NZS 4404, AS/NZS 4405, AS/NZS 4406, AS/NZS 4407, AS/NZS 4408, AS/NZS 4409, AS/NZS 4410 AS/NZS 4411 engaging in metal plates, metal members or metal anchors.
- (c) Expanding thread inserts.
- (d) Through-screw fixing.
- (e) Welding.

Split-frame type expanding inserts, or inserts with a temperature of fusion below 1000°C, shall not be used.

5.6.2 Latch handles

Where knobs are used to operate the latch bolt, the clearance between the surface of the knob and the face of the door stop shall be not less than 35 mm.

NOTES:

It is recommended (in AS1905.1) that the latch handle is located between 900 mm and 1100 mm above the finished floor.

Essential Services

Locks on Doors in egress paths

AS 1905.1 BCA Specification C3.4 & Clause C3.11 & OH&S

Deadlocks or deadbolts.

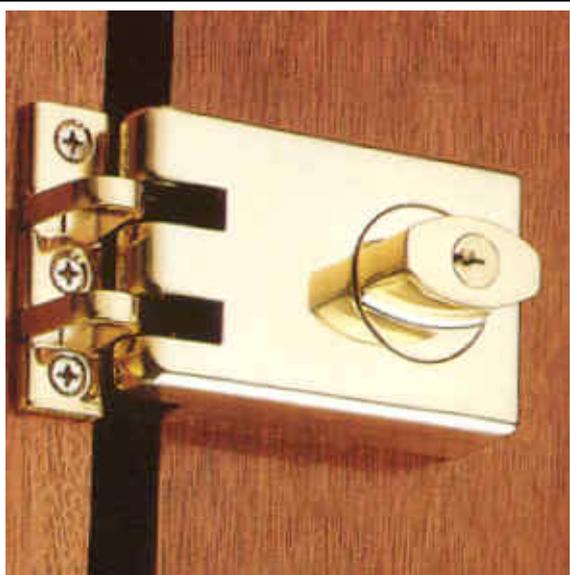
Please be aware that should you install these on emergency egress doors, you shall be contravening the BCA and the Environmental Planning and Assessment Act [NSW] and you will be responsible for consequential penalties.



Deadbolt ✘ not-approved



Deadbolt ✘ not-approved



Deadlock ✘ not-approved

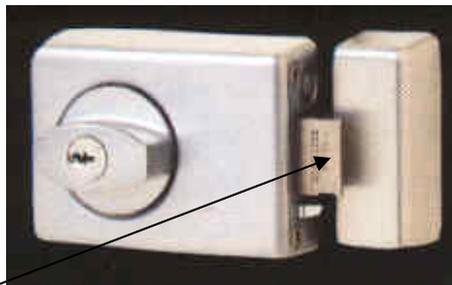
On paths of travel for all commercial and industrial premises, egress must be able to be effected **single handed** and with a force not exceeding 110 Newtons (~11kg) - This means that **only one** single lever action or crash bar type locksets which does release without secondary means may be used. This excludes all locksets such as barrelbolt deadlocks and deadlocks that may be locked from the inside with a key, and where ready egress is inhibited.

Unattached "Domestic Private dwellings" (BCA Class 1a) and non-habitable outbuildings (BCA Class 10) are the only buildings excluded from these requirements.

In NSW **residential units / blocks of flats** (BCA Class 2) **are allowed** to have a second means of locking (but **not more than 2 locksets**) on the main entry door to the common corridor and you may use a deadlatch for this. There is also a prohibition in fitting **security doors and grills** to unit fire doors, as this adds to the egress problem.



Deadlatch with lever handle **approved and preferred**



Deadlatch **approved on residential unit doors only**

Approved locks must have latch type closers.

Where deadlatch locksets are used on doors in paths of egress (apart from residential BCA Class 2), they must be modified to have a lever handle without keying which can inhibit or obstruct the egress path.

All doors in the egress path must be fitted with doorclosers. This includes residential unit doors and it is prohibited to chock these doors open.

When I do come across non-compliant door hardware, my advise is that the offender must immediately remedy the non-compliance and that they should obtain advice regarding receiving compensation from whoever was the expert installer of the lockset for failing to advise their customer of the non-compliance. Where a barrel bolt deadlock is installed in a fire door, this may involve replacement of the compromised door (+\$1,000) and any other penalties applied by the Local Government Authority.

If you have any further queries about this or any other aspect of Building Services, please contact me or visit our website.

Ian Childs

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