

Address \_\_\_\_\_

Property File Number \_\_\_\_\_ Date Reviewed \_\_\_\_\_

Name of Reviewer \_\_\_\_\_

**Existing Building Assessed under Section 112 relating to alterations, structural upgrade or change of use.**

### Use Score Sheet

	Key factors	Points	Score
<b>Likelihood of existing building complying</b>	<b>Building age</b>		
	Approved from 1 June 2001 onwards	<b>0</b>	
	Approved between 1 January 1993 and 31 May 2001	<b>1</b>	
	Approved on or before 31 December 1992	<b>3</b>	
	<b>Information held on the building by the BCA or TA</b> (Score one of these only and choose the most comprehensive assessment)		
	For buildings approved from 1 June 2001: no consents made	<b>0</b>	
	Full building assessment on file dated 1 June 2001 or later	<b>2</b>	
	Full building assessment on file dated on or before 31 May 2001	<b>4</b>	
	One or more partial building assessments on file	<b>6</b>	
	No assessment on file for building additions or alterations	<b>8</b>	
	Unable to determine history of building	<b>8</b>	
<b>Extent of proposed work</b>	<b>Extent of the proposed building work</b>		
	Minor	<b>0</b>	
	Moderate	<b>3</b>	
	Significant	<b>6</b>	
<b>Potential consequences of not complying</b>	<b>Building importance level</b>		
	Level 1	<b>0</b>	
	Level 2	<b>4</b>	
	Level 3	<b>8</b>	
	Level 4 and Level 5	<b>12</b>	
	Additional points for building level 1, 2 or 3 with sleeping facilities	<b>4</b>	
	<b>Total Score</b>		

### RLC Default (must be considered in conjunction with score above)

<b>Quality of previous documentation and previously agreed upgrades</b>	<b>Quality of previous report</b>	
	Incomprehensive fire design provided (basic report)	<b>Gap Assessment</b>
	<b>Level of previous fire safety upgrade</b>	
	Low level of upgrade accepted at time of previous consent	<b>Gap Assessment</b>
	Medium level of upgrade accepted at time of previous consent	<b>Gap Assessment</b>
	High level of upgrade accepted at time of previous consent	<b>Use Score Above</b>

## Use Score to Determine Level of Documentation Required

Score	Recommended information	
0-11	<p>List of fire safety features</p> <p>Statement of changes</p>	<p>This could be a simple list of the building's existing fire safety features and a statement of what will change as a result of the building work. Additionally, there could be a comparison with the features and systems specified in the latest design documentation.</p> <p>The building owner should not typically be required to include a gap assessment against any current Acceptable Solutions C/AS1 – C/AS7 or to use the Verification Method C/VM2 to assess his/her building unless this is considered necessary given the individual circumstances of the building.</p>
12-19	<p>Gap assessment using the appropriate Acceptable Solution from C/AS1 – C/AS7</p>	<p>It is reasonable to request a gap assessment of the existing building's means of escape from fire unless the individual circumstances of the building suggest otherwise.</p> <p>The gap assessment should:</p> <ul style="list-style-type: none"> <li>• use the appropriate Acceptable Solution from C/AS1 – C/AS7</li> <li>• highlight where the existing building fully complies with the Acceptable Solution</li> <li>• highlight where there are gaps between the building's fire systems and features and the requirements of the Acceptable Solution</li> <li>• for each gap, assess whether ANARP is achieved and give options to improve the compliance in this respect</li> <li>• cover the entire building.</li> </ul> <p>A gap assessment using an Acceptable Solution can be undertaken for complex, existing buildings even if they have features that do not comply with the Acceptable Solution. For example, a building may have more than one intermediate floor or one floor that is larger than permitted in the Acceptable Solution. In this case, the gap assessment should highlight where the existing building complies with the appropriate Acceptable Solution and where there is any gap.</p>
20+	<p>Full assessment using:</p> <ul style="list-style-type: none"> <li>• an appropriate Acceptable Solution from C/AS1 – C/AS7, or</li> <li>• relevant parts of the Verification Method and other Acceptable Solutions</li> </ul>	<p>It may be appropriate to request a full assessment of the existing building's mean of escape from fire unless the individual circumstances of the building suggest otherwise.</p> <p>If the building design, system and features fall entirely within the scope of one of the Acceptable Solutions C/AS1 – C/AS7, this can be used to identify and quantify any gaps between the features and systems required to comply with Building Code requirements for means of escape from fire and those existing in the building.</p> <p>If the building falls outside the scope of these Acceptable Solutions for means of escape from fire, regardless of the extent of the non-compliance, the assessment should be made against the Building Code clauses C3.4 and C4 using the process described in the Verification Method C/VM2. The Acceptable Solutions D1/AS1, F6/AS1, F7/AS1 and F8/AS1 should be used to develop the analysis for D1, F6, F7 and F8 components of means of escape.</p>