70 CONSTRUCTION STANDARDS

Building Regulations

70 .1.00 Construction and design standards in new and refurbished projects shall comply with the requirements of the latest edition of the Building Code of Australia (BCA).

The requirements of these Guidelines may be in addition to or in excess of the BCA requirements. In such situations, the higher standard or further requirements of these Guidelines will be required.

Nothing in these Guidelines implies that compliance with a provision of the BCA is not required.

Both the BCA and these Guidelines refer to other codes and standards such as the Australian standard AS1428. When such standards are referenced by the BCA or these Guidelines, they also become a mandatory requirement.

70 .2.00 Under the Building Code of Australia, a hospital is regarded as class 9a building. Day Procedure Centres, depending on size and operation may be regarded as class 9a or class 5.

Therefore, the Department of Human Services requires that all Day Procedure Centres shall be constructed to a BCA building classification 9a.

70 .3.00 OTHER BUILDING REGULATIONS

Facilities covered by these Guidelines may also be covered by other building regulations covering areas such as:
- Local Government planning instruments
- State Government policies and directives
- Food Services regulations
- Federal Anti-discrimination Acts (such as the DDA)
- EPA or ESD regulations
- Import bans
- Occupational Health and Safety Acts

Compliance with these Guidelines does not imply compliance with any other regulations. Approval under the Health Services Act 1988 of a Hospital or Day Procedure Centre by the Department of Human Services does not imply that the facility has complied with other relevant regulations.

The Department of Human Services, through its approval and licensing processes will, in accordance with the Health Services Act 1988, require verification or proof of compliance with other relevant regulations.

70 .4.00 DISABILITY DISCRIMINATION ACT (DDA) - ADVISORY NOTE

This Federal Act has the potential to influence many aspects of the design and construction of health facilities covered by these Guidelines. This influence goes beyond the other disabled access standards such as AS1428 series.

Designers are strongly advised to review the DDA and proceed with caution. It is helpful to employ a disability specialist to recommend the best way of complying with the DDA requirements without causing conflicts with these and other Guidelines and codes.

70 .5.00 LEGISLATIVE REQUIREMENTS

70 .5.00

These Guidelines include specified dimensions, areas, Room Data Sheets and Room Layout Sheets covering these Guidelines only. No undertaking is given or implied that these Guidelines or any of these attachments demonstrate compliance with other legislative or statutory requirements. It remains the responsibility of designers and users of these Guidelines to determine compliance with the full range of legislative and statutory requirements, independent of these Guidelines.

Building Materials

70 .6.00 All building materials used in the construction of a Hospital shall be new and of a type suitable for use in the particular element of construction. Installation shall be to the manufacturers' recommendations, or as dictated by codes. The exceptions to this rule are renovated or restored historical elements, such as door units and leadlight glazing and elements suitable for reuse in a facility redevelopment, such as existing doors and windows.

Experimental materials or components are not acceptable for inclusion, although small sample areas for evaluation purposes are allowed. This clause does not prohibit the first time use in Victoria of new materials that comply with all the relevant codes and requirements of these guidelines.

Roof Construction

70 .7.00 Low pitch metal decking should be avoided if possible. Where low pitch metal decking is necessary and unavoidable, the minimum recommended pitch is 3°, but 5° is preferred.

70 .8.00 It is recommended that flashing on the high side of the major roof penetrations (mechanical) extends back to the ridgeline.

70 .9.00 Box gutters are best avoided. The design of box gutters, if absolutely necessary, should be capable of handling the most extreme downpour. Overflow pops of substantial capacity are essential. Vortex breakers at the head of downpipes are also recommended. Box gutters should not pass over internal spaces, but where there is no option, special arrangements should be made for water leakage protection. Box gutters should never pass over areas such as main electrical switchboards, operating rooms, critical care areas, lift machine rooms and shafts.

70 .10.00 Consideration should be given to box gutter expansion joints, for example, the maximum spacing recommended are:

- P.G.I./Zincalume 18 m
- S.S./Aluminium 12 m
- Copper/Zinc 7 m

70 .11.00 Box gutters, where wide enough, should also be made trafficable.
Note: In this context, wide means equal or more than 450 mm.

70 .12.00 Adequate access to all plant must be provided in accordance with relevant Occupational Health and Safety Regulations/ Standards. Where access is required to a roof, consideration must be given to appropriate methods of preventing falls, i.e. the provision of handrails or permanent anchorage points for individual fall arrest systems and safety harnesses.

This requirement also applies to trafficable box gutters.