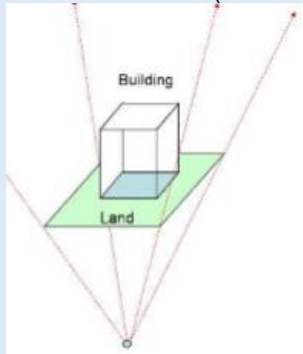
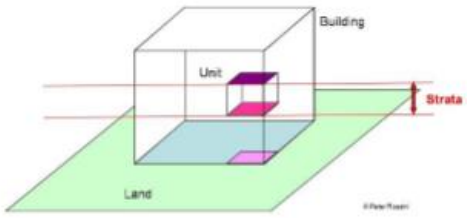
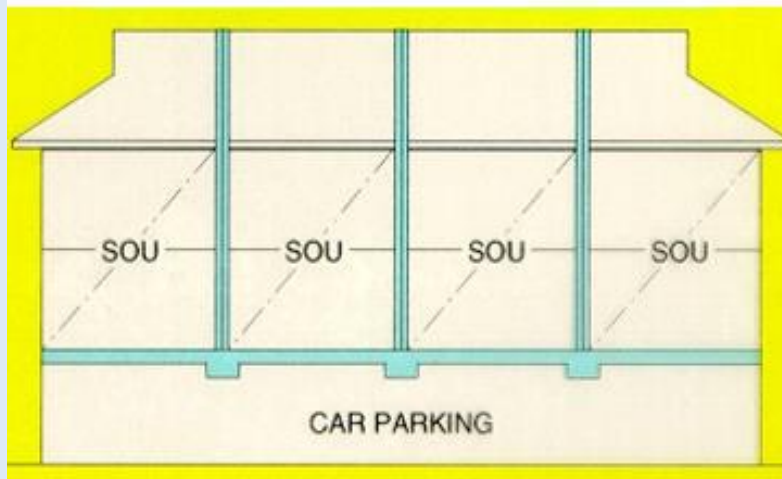


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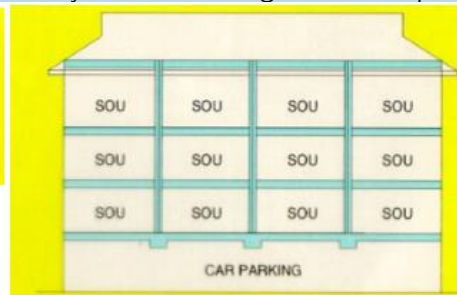
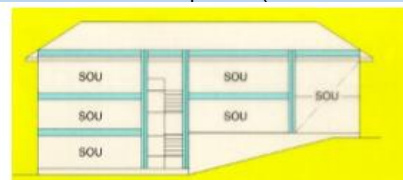
# TOPIC 1: Building types, regulation, materials handling

Topic	Notes
Built environment regulation for multi-residential construction	<ul style="list-style-type: none"> <li>- Main types of <b>registration</b>: <ul style="list-style-type: none"> <li>o <b>Torrens title</b>: The owner of the block of land owns anything built over it (individual freehold ownership).</li> <li>o <b>Strata title</b>: Where a property developer buys the land and builds, say, 20 apartments. When gradually sold, there is a group ownership (each individual has ownership over airspace).</li> </ul> </li> <li>- <b>NOTE</b>: Strata title registration must have sound and fire resistance (more time must be considered if a higher building).</li> </ul> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <span>Torrens title</span> <span>Strata title</span> </div>
Compartmentalisation for fire and sound between dwellings	<ul style="list-style-type: none"> <li>- Dwellings are <b>joined</b> via: <ul style="list-style-type: none"> <li>o 1 or more common walls ('<b>party walls</b>').</li> <li>o 1 or 2 common <b>floors</b> (in multi storey buildings).</li> </ul> </li> <li>- These walls/floors define SOLE OCCUPANCY UNITS (SOU).</li> <li>- <b>SOLE OCCUPANCY UNITS</b> defined by the NCC: A room or other part of a building for occupation by one or joint owners, lessees, tenants, or other occupiers, to the exclusion of others.</li> </ul>
Main types of multi-unit residential – row houses/town houses/ mews	<ul style="list-style-type: none"> <li>- Can be single storey but usually two storey houses joined in a continuous row by a f/s common wall.</li> <li>- Under strata title.</li> <li>- As pictured, the lines (aqua) dividing the building are the elements that <b>MUST</b> meet fire/sound resistant requirements. Also, these boundaries must extend into the roof to stop the passage of smoke/flames to another SOU OR f/s resistance can go horizontally across the ceiling.</li> <li>- In between (garage example) is a common area</li> <li>- Once in SOU – Only <b>ONE</b> wall dividing one unit from the next.</li> </ul>



### Main types of multi res – home units (apartments)

- Main difference: Multi-storey.
- Contains individual sole occupancy units – each divided by a f/s common wall.
- Under strata title.
- More complex (shared stairways and underground carpark).



### Regulatory involvement – mainly Local Government

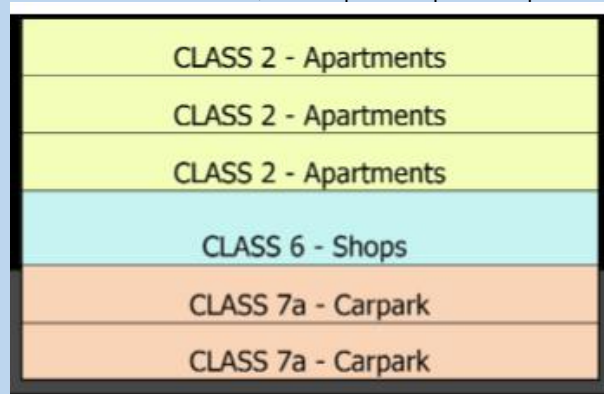
- **MANDATORY REGULATION (sets minimum standards: NCC) – Not best practice.**
- Responsible for the approval of building development.
- Enforces the way building impact on the environment and community.
- Controls conditions of approval: Physical form, usage and impact on public/environment.
- Development approval has caveats: Working hours, public safety, waste management, traffic management.
- Separate from construction code = WorkCover (regulates worker safety onsite).

### National Construction Code NCC

- Provides a regulatory framework for MINIMUM standards of technical performance of building work including: Health and amenity of buildings, safety of buildings, sustainability of buildings.
- The NCC allows FLEXIBILITY about how performance requirements are achieved, and thus allow DIFFERENT Building Solution options.
- **PERFORMANCE REQUIREMENTS: Interested in the OUTCOME rather than the means of attaining the outcome (PRESCRIPTIVE).**
- **E.G. Performance: Water cannot be let in because it will harm the health of the occupants. Prescriptive: Shows how to achieve**

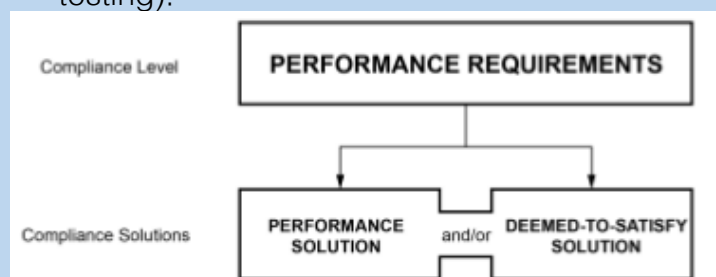
the requirements (materials/methods).

- The performance requirements are applied to 10 building classes, the classification is determined by the PURPOSE (E.G. Class 2 building, f/s resistance requirements are different to a hospital/office/shed).
- Multi-unit residential buildings fall under class: 1, 2, 3 and 9C (aged care) buildings.
- For MULTI-USE buildings, each part must be classified SEPARATELY, except if a part represents <10% of floor area.



MUST UNDERSTAND HOW PERFORMANCE REQUIREMENTS ARE DEALT WITH IN THE BCA.

- NOTE: Performance requirements are the ONLY mandatory part in the hierarchy (as pictured).
- Compliance solutions: Different ways of providing performance requirements.
- DEEMED TO SATISFY: A traditional approach that has been assessed and meets performance requirements.
- PERFORMANCE SOLUTION: Any new non-DTS solution (so long as evidence is provided that it can achieve the same performance standards) – ‘Assessment methods’ (comparison, testing).



The role of Australian Standards (and similar) in providing DTS options

- Australian standards work out minimum standards (size, acceptable vary) – GUIDELINES UNLESS the NCC claims it to be ‘deemed to satisfy’.
- Australian Standards give more detail as to the requirements (materials/processes) to follow.
- BEST PRACTICE IS DIFFERENT: It is used to try and define the BEST quality level of materials/process and may cost more to do – Not involved with the NCC.