

# Form 25—Residential care building fire safety assessment report and compliance certificate

The purpose of this form is to assess whether a residential care building (RCB) complies with Queensland Development Code mandatory part MP 2.3—Fire safety in existing residential care buildings (pre 1 June 2007) (QDC MP 2.3).

You **MUST** complete ALL questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation may result in the report and certificate being considered invalid. Attach extra pages if necessary.

The original is to be kept by the assessor. A copy of the report and all supporting documentation must be provided to the owner/operator.

Within 10 business days after receiving the report, the owner/operator must forward a copy to:

- the relevant local government (if the report was not prepared by a local government building certifier); and
- Building Codes Queensland, Department of Housing and Public Works, GPO Box 2457, Brisbane Qld 4001 (if the report was not prepared by a public service employee).

## RCB assessment report (Section 231AI of the *Building Act 1975*)

<b>1. Owner details</b>  If the owner is a company, a contact person must be shown.	Name (person or organisation) <input type="text"/> <input type="text"/>
<b>2. Operator details</b>  If the operator is a company, a contact person must be shown.	Name (person or organisation) <input type="text"/> <input type="text"/>
<b>3. Property description</b>  The description must identify all land that is the subject of this report.  The lot and plan details (e.g. SP, RP) are shown on title documents or a rates notice.  If the plan is not registered by title, provide previous lot and plan details.	Street address (include number, street, suburb/locality and postcode) <input type="text"/> <div style="text-align: right;">Postcode</div> <input type="text"/> Lot and plan details (attach list if necessary) <input type="text"/> In which local government area is the land situated? <input type="text"/>
<b>4. Name of residential care complex and description of specific RCB</b>  Provide the full name of the residential care complex, and clearly identify the particular RCB being assessed (i.e. name, block number, location on site, etc.).  This report cannot be used for the assessment of multiple RCBs on the same site.  Sites with multiple RCBs will require a separate report for each RCB.	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

## 5. Assessment category

(Section 231AD)

### Note:

Category 1:

- Type B or C construction with a rise of two or more storeys

Category 2:

- Type A construction with any number of storeys
- Type B or C construction with a rise of one storey

Include the type of construction (i.e. A, B, or C) and the number of storeys for the RCB.

The assessment category for the RCB is:

☐ Category 1

☐ Category 2

Type of construction

Number of storeys

## 6. Number of residents, support ratio, smoke compartment occupancy and number of responsible persons required on-site

As per information provided by owner, detail the usual number of residents in the RCB.

As per information provided by owner, detail the usual number of residents requiring physical assistance to evacuate the RCB.

Detail the maximum occupancy permitted in each smoke compartment.

Detail the total number of responsible persons required on-site at all times for the building's minimum support ratio to be maintained.

Usual number of residents in the RCB

Usual number of residents requiring physical assistance to evacuate the RCB

Support ratio (calculated according to QDC MP 2.3)

Maximum occupancy in each smoke compartment

Number of responsible persons required on-site at all times (based on the smoke compartment that accommodates the highest number of residents and calculated in accordance with QDC MP 2.3)

## 7. Description of components assessed under QDC MP 2.3

To be completed in full.

Where the acceptable solution applies to the RCB and it complies, tick the appropriate box.

Where the acceptable solution applies to the RCB and it does not comply, provide detailed reasons.

\* An RCB is taken to be *sprinklered* if an automatic sprinkler system is installed in accordance with A1(1)(a) of QDC MP 2.3.

### Fire suppression, smoke compartmentation and evacuation support

A1 ☐ Complies. Basis of compliance: ☐ A1(1)(a) ☐ A1(1)(b) ☐ A1(1)(c)  
☐ Does not comply. Reasons for non-compliance:

### Early warning system

A2 ☐ Complies. Basis of compliance: ☐ A2(a) ☐ A2(b) and A2(c)  
☐ Does not comply. Reasons for non-compliance:

### Emergency escape

A3 ☐ Not applicable because the RCB is:

- sprinklered,\*
- built after 31 December 1991 or
- a building of one storey

☐ Complies. Basis of compliance: ☐ A3(a) ☐ A3(b)  
☐ Does not comply. Reasons for non-compliance

**High risk fire areas**

- A4** ☐ Not applicable because the RCB:
- is sprinklered or
  - does not contain a high risk fire area that is greater than 30m<sup>2</sup> in floor area
- ☐ Complies
- ☐ Does not comply. Reasons for non-compliance:

**Smoke hazard management**

- A5** ☐ Not applicable because the RCB does not have an air handling system providing conditioned air to more than one smoke compartment
- ☐ Complies
- ☐ Does not comply. Reasons for non-compliance:

**Portable fire extinguishers**

- A6** ☐ Not applicable because the RCB's floor area is not greater than 300m<sup>2</sup>
- ☐ Complies. Basis of compliance: ☐ **A6(a)** ☐ **A6(b)**
- ☐ Does not comply. Reasons for non-compliance:

**Fire fighting water supply**

- A7** ☐ Not applicable because:
- the RCB is sprinklered or
  - the floor area is 500m<sup>2</sup> or less and there is no fire brigade with a structural fire fighting capacity available to attend a building fire within 30 minutes of being notified
- ☐ Complies
- ☐ Does not comply. Reasons for non-compliance:

**Emergency lighting**

- A8** ☐ Complies. Basis of compliance: ☐ **A8(a)** ☐ **A8(b)**
- ☐ Does not comply. Reasons for non-compliance:

**Exit signage**

- A9** ☐ Complies. Basis of compliance: ☐ **A9(a)** ☐ **A9(b)**
- ☐ Does not comply. Reasons for non-compliance:

**Building Code of Australia performance requirement**

- A10** ☐ Complies. Basis of compliance: ☐ **A10(a)** ☐ **A10(b)**
- ☐ Does not comply. Reasons for non-compliance:

**8. RCB assessor's decision about compliance with the standard**

Tick one.

If the RCB complies with QDC MP 2.3, please also complete the Fire safety (RCB) compliance certificate (item 15 below).

- ☐ The RCB complies with QDC MP 2.3.
- ☐ The RCB does not comply with QDC MP 2.3.

### 9. Sprinkler system

(Section 231A(2) of the *Building Act 1975*)

This part must be completed in full if the RCB does not comply with the requirements about sprinklers in section A1(1)(a) of QDC MP 2.3, and regardless of whether it complies with A1(1)(b) or A1(1)(c) of QDC MP 2.3.

The parts of the RCB for which requirements under QDC MP 2.3 about sprinklers are not met are:

The area of each of those parts, expressed in square metres, is:

### 10. Reference documentation

Clearly identify any relevant documentation, e.g. numbered plan/s of RCB, certificates, etc

**Note:**

A copy of the plan of the RCB given to the RCB assessor by the owner or operator of the RCB under section 231AH(2)(a) of the *Building Act 1975* must be attached to this report.

Description of attached RCB plans (e.g. reference number)

Certificates (if applicable)

Other information relied upon (if applicable)

### 11. RCB assessor's details

Name (in full)

Company/organisation name (as applicable)

Email address

Phone no. (business hours) Mobile no.

Building certifier QBCC licence number

### 12. RCB assessor's declaration and signature

I have assessed the RCB that is the subject of this RCB assessment report, under the provisions of Chapter 7A of the *Building Act 1975* and QDC MP 2.3.

Signature

Date

### 13. Appeal rights

(Sections 532 and 536 of the Sustainable Planning Act 2009)

There is a right of appeal against this decision to a Building and Development Dispute Resolution Committee. An appeal may be made in relation to the assessment category for the RCB or whether the RCB complies with the QDC MP 2.3. An appeal must be started within 20 business days after the day this report is given. An appeal is started by lodging with the registrar of the Building and Development Dispute Resolution Committee the prescribed fee and a written notice of appeal, in the approved form, stating the grounds of the appeal.

#### 14. Advisory notes

(Sections 231AK and 231AL of the *Building Act 1975*)

- Category 1 RCBs must comply with QDC MP 2.3 by 1 September 2014.
- Category 2 RCBs must comply with QDC MP 2.3 by 1 September 2016.
- Local government may grant an extension for up to one year if it has consulted with Queensland Fire and Rescue Service about the application and only if the local government is satisfied undue hardship would be caused to the occupants of the RCB if the application were refused.

## Fire safety (RCB) compliance certificate

(Sections 231AK and 231AM of the *Building Act 1975*)

#### 15. RCB's assessor's certificate and signature

Note:

This section of the form is only to be completed if the RCB complies with QDC MP 2.3.

I certify that the RCB the subject of this compliance certificate complies with QDC MP2.3.

Signature

Date

#### 16. Note about ongoing obligations following receipt of this certificate

(Section 231AM of the *Building Act 1975*)

If this certificate is issued, the owner and the operator of an RCB must ensure the RCB complies with QDC MP 2.3 at all times. If an event causes the RCB not to comply, the owner and the operator must take action to restore compliance as soon as possible, have the RCB assessed by an RCB assessor and obtain a fire safety (RCB) compliance certificate or certificate of classification. A maximum penalty of 165 penalty unit applies.

#### 17. Note about owner's obligation or operator's obligations to provide access to this certificate

(Section 231AQ of the *Building Act 1975*)

The owner or operator of an RCB must comply with any request by an authorized officer to produce this certificate for inspection at the RCB. A maximum penalty of 50 penalty units applies.

**PRIVACY NOTICE:** The Department of Housing and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.