BUDGET ACCOMMODATION BUILDINGS
Alternative Solutions - Fire Safety Management Procedures

Purpose
To advise of changes to the Building Act 1975 with respect to the monitoring of fire safety management procedures in budget accommodation buildings.

Background
Previously, where a management procedure is used as an alternative solution to comply with either the Building Code of Australia or Part 14 of the Queensland Development Code (the Fire Safety Standard,) the Building Act 1975 required local councils to inspect buildings annually.

The Building Act 1975 has been amended. From 30 March 2006, where owners use a fire safety management procedure to comply the local council must inspect the buildings at least once every three years without charging a fee. The State Penalties Enforcement Regulation 2000 has been amended to compliment this change to allow council officers to issue fines if the approved management procedures are not implemented.

Legislation

Building Act 1975
Section 12Q (4) (b) requires development applications to be refused if a proposed fire safety management procedure is not adequately reflected in the building’s fire safety management plan (FSMP).
Section 12 R (2) requires local government to inspect at least every three years to ensure the owner is complying with the fire safety management procedure which forms part of the alternative solution.
Section 12 R (3) allows inspections to be made whenever the local council is open for business and without notice to the owner or occupier.
Section 12 R (4) requires local councils to keep a list of buildings that need to be inspected and to keep records of inspections.
Section 12 R (5) stipulates that a fee may not be charged for an inspection under s12R.

Fire and Rescue Service Act 1990
S104FC sets out required elements of an FSMP.

Contact Officer
Glen Brumby
Manager,
Building Fire Safety
Building Codes Queensland
07 3898 0347