Queensland Development Code

Part 3.7 - Farm buildings

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Guide to using the QDC part

Overview

This guide is intended to provide information that will help readers to understand and apply the Queensland Development Code, part 3.7 – farm buildings (the QDC part). The guide does not form part of the QDC part.

What is the Queensland Development Code (or QDC)

The Queensland Development Code (or QDC) is the part, or aspects of the parts, of the document called ‘Queensland Development Code’ published by the department.

Approval and commencement of the QDC part

The chief executive of the department may amend the QDC, including by adding another part to it or replacing a part of it. However, an amendment does not take effect until the chief executive publishes the amendment on the department’s website and a regulation approves the amendment.

A provision approving the addition of the QDC part to the QDC is set out in the Building Regulation 2006, part 8, division 1. The provision (section 51BLC) states that the approval takes effect on 1 June 2015. Therefore, the QDC part takes effect on that day.

What buildings does the QDC part apply to

The QDC part applies to building work for particular farm buildings. A summary of how the QDC part applies to building work for farm buildings is set out in the table below.

However, the QDC part does not apply to building work for farm buildings that have an excessive fire hazard, requiring a sprinkler system to be installed, or provision for special fire hazards to be made, under relevant building solutions in the Building Code of Australia (BCA).

<table>
<thead>
<tr>
<th>Application</th>
<th>Performance criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>P1</td>
</tr>
<tr>
<td>1 A high occupancy farm building</td>
<td>X</td>
</tr>
<tr>
<td>2 A low occupancy farm building</td>
<td>X</td>
</tr>
<tr>
<td>3 A vehicle storage farm building</td>
<td></td>
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</tbody>
</table>
How to comply with the QDC generally and the QDC part in particular

Under section 14 of the Building Act 1975 (Building Act), building work complies with the QDC only if it complies with all relevant performance criteria under the QDC. The building work complies with a relevant performance criteria only if it achieves a relevant building solution under the QDC for the performance criteria.

The QDC part contains 7 performance criteria and 7 acceptable solutions. Under section 14 of the Building Act, a relevant building solution for any of the performance criteria can be achieved by—

(a) complying with the relevant acceptable solution for the performance criteria; or
(b) formulating an alternative solution that complies with the performance criteria or is shown to be at least equivalent to the relevant acceptable solution; or
(c) a combination of paragraphs (a) and (b).

Relationship between the BCA and the QDC

The BCA contains performance requirements that building work must comply with. It also contains building solutions for those requirements in the form of deemed-to-satisfy provisions.

Under section 35 of the Building Act, if a part of the QDC is inconsistent with the BCA, the part prevails to the extent of the inconsistency. This section allows the QDC part to vary particular requirements in the BCA. In particular, section 35 allows the QDC part to vary performance requirements in the BCA by setting performance criteria that replace or vary those performance requirements. The section also allows the QDC part to vary the relevant building solutions for particular performance requirements by setting acceptable solutions that differ from the deemed-to-satisfy provisions for those performance requirements.

How the QDC part varies the BCA

Introduction

The QDC part contains 7 performance criteria (P1 to P7) and 7 acceptable solutions (A1 to A7). The performance criteria and acceptable solutions vary some, but not all, of the performance requirements and deemed-to-satisfy provisions in the BCA that apply to buildings that fall within the definition of ‘farm building’ in the QDC part.

Performance criteria

Some of the performance criteria in the QDC part simply replicate particular performance requirements in the BCA that apply to certain farm buildings.
Where the performance criteria in this QDC part are the same as particular performance requirements in the BCA, the acceptable solutions in this part change the deemed-to-satisfy provisions for the performance requirements.

Some performance criteria in the QDC vary particular performance requirements in the BCA that apply to building work for particular farm buildings.

Where a performance requirement in the BCA that applies to building work for a farm building (as defined by the QDC part) is not replicated in, or varied by, the QDC part, it continues to apply under the BCA.

Examples—

P1 deals with access and egress. It states that building work must comply with the BCA, Volume 1, DP2 – DP6. In doing so, P1 simply replicates the requirements in DP2 – DP6 and does not vary those requirements. Those requirements continue to apply under the BCA.

The BCA, Volume 1, DP1, DP7, DP8 and DP9 also deal with access and egress. However, those performance requirements are not mentioned in P1. Those requirements continue to apply for the building work under the BCA, and the deemed-to-satisfy provisions for those requirements continue to apply for the building work.

In contrast to P1, P3 varies the performance requirements in the BCA, Volume 1, EP 1.3.

Acceptable solutions

Some of the acceptable solutions in the QDC part provide the option of complying with the relevant deemed-to-satisfy provisions in the BCA, or complying with other requirements included in the acceptable solutions. By contrast, other acceptable solutions simply replace the relevant deemed-to-satisfy provisions for performance requirements in the BCA.

Examples—

P1 and P2 replicate particular performance requirements in the BCA. A1 and A2 provide the option to comply with the relevant deemed-to-satisfy provisions, or comply with other requirements.

P5 also replicates a performance requirement in the BCA. However, acceptable solution A5(3) differs from A1 and A2 in that it does not provide an option to comply with the relevant deemed-to-satisfy provisions, or comply with other requirements. It simply replaces the deemed-to-satisfy provision that would otherwise apply for P5.

Referral agency

Two new items have been inserted into the Sustainable Planning Regulation 2009, Schedule 7, table 1, for building development applications involving building work for particular farm buildings. The new items are items 2AA and 2AB.

Under item 2AA, the Queensland Fire and Emergency Services (QFES) is a referral (advice) agency for a building development application involving building work for a farm building, if the building work includes an alternative solution assessed against performance criteria P1 of the QDC part.
Under item 2AB, the QFES is a referral (advice) agency for a building development application involving building work for a farm building, if the building work—

- does not comply with acceptable solution A3(1)(a)(ii), (2) or (3) of the QDC part; and
- includes an alternative solution assessed against the performance criteria P3 of the QDC part.

**Associated requirements**

The following legislation includes requirements that apply to farm buildings as defined under the QDC part. These requirements are additional to the requirements in the QDC part.

- *Building Act 1975*
- Building Code of Australia (BCA)
- *Building Fire Safety Regulation 2008*
- *Building Regulation 2006*
- *Sustainable Planning Act 2009*
- *Sustainable Planning Regulation 2009*
Chapter 1 Preliminary

1 Name of QDC part
This part of the Queensland Development Code (this QDC part) may be cited as the Queensland Development Code, part 3.7 – farm buildings.

Note—
This QDC part takes effect on 1 June 2015. See the Building Regulation 2006, section 51BLC.

2 Purpose
The purpose of this QDC part is to vary particular requirements in the BCA that apply to farm buildings, to ensure the requirements are appropriate for those buildings.

3 Requirements of BCA not varied
If a performance requirement or deemed-to-satisfy provision that applies to a farm building under the BCA is not mentioned in, or varied by, chapter 2 of this QDC part, it continues to apply under the BCA.

Note—
This QDC part varies some, but not all, of the performance requirements and deemed-to-satisfy provisions in the BCA that apply to farm buildings.

4 Referenced documents
The table below sets out the number, year of commencement and title of each Australian Standard referred to elsewhere in this QDC part by its number and year of commencement.

<table>
<thead>
<tr>
<th>Number</th>
<th>Year</th>
<th>Title</th>
</tr>
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<tbody>
<tr>
<td>AS 1657</td>
<td>2013</td>
<td>Fixed Platforms, walkways, stairways and ladders–Design, construction and installation</td>
</tr>
<tr>
<td>AS 2293.1, as amended by Amendment No. 1</td>
<td>2005</td>
<td>Emergency escape lighting and exit signs for buildings Part 1: System design, installation and operation</td>
</tr>
<tr>
<td>AS 2293.3</td>
<td>2005</td>
<td>Emergency escape lighting and exit signs for buildings Part 3: Emergency escape luminaires and exit signs</td>
</tr>
<tr>
<td>AS 2419.1, as amended by</td>
<td>2005</td>
<td>Fire hydrant installations, Part 1: System design, installation and commissioning</td>
</tr>
</tbody>
</table>
5 Definitions

acceptable solution see the *Building Act*, section 14.

accessible see the *BCA*, volume 1.

building see the *Building Act*, schedule 2.

*Building Act* means the *Building Act 1975*.

*Building Code of Australia (BCA)* see the *Building Act*, section 12.

Note—
The *BCA* forms part of the National Construction Code Series published by the body known as the Australian Building Codes Board.

building work see the *Building Act*, section 5.

class see the *Building Act*, schedule 2.

deeded-to-satisfy provision see the *BCA*, volume 1.

egress opening, for a building, means a doorway or similar clear opening in the external wall or perimeter of the building that is at least 750mm wide and 1980mm high.

exit see the *BCA*, volume 1.

farm animal means an animal whose meat or produce is intended for human consumption.

Examples of produce—
eggs, milk, wool

farm building means—
(a) a class 7 building situated on land used primarily for farming, if the building is used primarily for—
   (i) farming; or
   (ii) housing 3 or more farm vehicles; or
(b) a class 8 building situated on land used primarily for farming, if the building is also used primarily for farming.

Examples for subparagraph (a)(i) or paragraph (b)—
- a building used primarily for keeping pigs
- a building used primarily for packing eggs
- a building used primarily for milking cows

Example for subparagraph (a)(ii)—
- a building used primarily for housing a tractor, a harvester, a quad bike and a utility truck

Note—
There are 3 types of farm building for this QDC part. They are—
- a low occupancy farm building
- a high occupancy farm building
- a vehicle storage farm building

farming means the use of land for 1 or more of the following—

(a) cultivating or propagating plants or fungi or constituent parts of plants or fungi;

Examples of a constituent part of a plant—
- a seed, a bulb

Example of a constituent part of a fungus—
- a fungal spore

(b) harvesting or packing a thing mentioned in paragraph (a), other than cutting timber or preparing timber for sale;

(c) keeping farm animals for 1 or more of the following purposes—

(i) gathering or packing produce of the animals in a way that does not result in the death of the animals;

Examples—
- gathering eggs laid by chickens, gathering wool shorn from sheep, milking cows or goats

(ii) selling the animals or their produce;

(iii) breeding the animals.

farm vehicle means a vehicle used in relation to farming.

Examples—
- a tractor, a harvester, a quad bike, a utility truck
**fire brigade** see the BCA, volume 1.

**fire hazard** see the BCA, volume 1.

**floor area** see the BCA, volume 1.

**high occupancy farm building** means a *farm building*, used primarily for *farming*, that is designed to accommodate—

(a) if the *floor area* of the *farm building* is no more than 1200m²—more than 6 persons; or

(b) otherwise—more than 1 person per 200m² of the *floor area* of the *farm building*.

**Examples for paragraph (b)**—

- a *farm building*, used primarily for *farming*, that has a *floor area* of 1400m² is a *high occupancy farm building* if it is designed to accommodate more than 7 people

- a *farm building*, used primarily for *farming*, that has a *floor area* of 1700m² is a *high occupancy farm building* if it is designed to accommodate more than 8 people

**Note**—

A *farm building* used primarily for *farming* is a *farm building* mentioned in the definition *farm building*, subparagraph (a)(i) or paragraph (b).

**low occupancy farm building** means a *farm building*, used primarily for *farming*, that is designed to accommodate—

(a) if the *floor area* of the *farm building* is no more than 1200m²—no more than 6 persons; or

(b) otherwise—no more than 1 person per 200m² of the *floor area* of the *farm building*.

**Examples for paragraph (b)**—

- a *farm building*, used primarily for *farming*, that has a *floor area* of 1400m² is a *low occupancy farm building* if it is designed to accommodate no more than 7 people

- a *farm building*, used primarily for *farming*, that has a *floor area* of 1700m² is a *low occupancy farm building* if it is designed to accommodate no more than 8 people

**Note**—

A *farm building* used primarily for *farming* is a *farm building* mentioned in the definition *farm building*, subparagraph (a)(i) or paragraph (b).
**non-illuminated exit sign** means an exit sign that complies with the requirements for an externally illuminated exit sign set out in AS 2293.3:2005, other than clause 3.4.4.

**Queensland Development Code (QDC)** see the Building Act, section 13.

**relevant portable fire extinguisher** means a portable fire extinguisher, rated at not less than 4A60BE (dry chemical powder).

**required** see the BCA, volume 1.

**vehicle storage farm building** means a farm building, used primarily for housing 3 or more farm vehicles, that is designed to accommodate—

(a) 3 or more farm vehicles; and

(b) either—

(i) if the floor area of the farm building is no more than 1200m²—no more than 6 persons; or

(ii) otherwise—no more than 1 person per 200m² of the floor area of the farm building.

**Examples for paragraph (b)—**

- a farm building, used primarily for housing 3 or more farm vehicles, that has a floor area of 1400m² is a vehicle storage farm building if it is designed to accommodate at least 3 farm vehicles and no more than 7 people

- a farm building, used primarily for housing 3 or more farm vehicles, that has a floor area of 1700m² is a vehicle storage farm building if it is designed to accommodate at least 3 farm vehicles and no more than 8 people

**Note**—

a farm building used primarily for housing 3 or more farm vehicles is a farm building mentioned in the definition farm building, subparagraph (a)(ii).

**vermin barrier**, for a building, means a wall used to prevent vermin from entering the building at the floor level of the building.
Chapter 2  Performance criteria and acceptable solutions

Access and egress

Application

(1) P1 applies to building work for a low occupancy farm building.

(2) However, P1 does not apply to the building work if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

Note—
The BCA, volume 1, C2.3, E1.5, E1.10 and specification E1.5 are deemed-to-satisfy provisions in the BCA.

In order for building work to comply with the BCA, volume 1, C2.3 or E1.5, a sprinkler system must be designed and installed in accordance with specification E1.5. In order for building work to comply with the BCA, volume 1, E1.10, provision for special hazards must be made.

Performance criteria

P1

The building work must comply with the BCA, volume 1, DP2 - DP6.

Acceptable solution

A1

(1) The building work must comply with—

(a) the BCA, volume 1, D2.13, D2.14, D2.16 and D2.17; or

(b) AS 1657:2013.

(2) Also, the building work must comply with the BCA, volume 1, D2.15.

(3) However, if an area in the building is not required under the BCA, volume 1, D3.4 to be accessible—the BCA, volume 1, D2.15 is varied to allow a vermin barrier no higher than 700mm to be provided in the area.
Fire hose reels and fire extinguishers

Application

(1) P2 applies to building work for—
   (a) a low occupancy farm building; or
   (b) a high occupancy building; or
   (c) a vehicle storage farm building.

(2) However, P2 does not apply to the building work if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

Note—
The BCA, volume 1, C2.3, E1.5, E1.10 and specification E1.5 are deemed-to-satisfy provisions in the BCA.

In order for building work to comply with the BCA, volume 1, C2.3 or E1.5, a sprinkler system must be designed and installed in accordance with specification E1.5. In order for building work to comply with the BCA, volume 1, E1.10, provision for special hazards must be made.

Performance criteria

P2

The building work must comply with the BCA, volume 1, EP1.1 and EP1.2.

Acceptable solution

A2

(1) The building work must comply with—
   (a) the BCA, volume 1, E1.4 and E1.6; or
   (b) subsections (2) and (3).

(2) The building work complies with this subsection if a relevant portable fire extinguisher is provided in each room of the building that contains flammable materials or electrical switchboard equipment.

(3) The building work complies with this subsection if—
   (a) a relevant portable fire extinguisher is provided at or adjacent to every required exit door in the building, in accordance with AS 2444:2001; or
(b) if at least a third of the perimeter of the building has no walls—a relevant portable fire extinguisher is provided for each 500m$^2$ of floor area, or part of the area, of the building.

### Fire hydrant systems and water supply

#### Application

1. P3 applies to building work for—
   a. a low occupancy farm building; or
   b. a high occupancy building; or
   c. a vehicle storage farm building.

2. However, P3 does not apply to the building work if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

   Note—
   The BCA, volume 1, C2.3, E1.5, E1.10 and specification E1.5 are deemed-to-satisfy provisions in the BCA.

   In order for building work to comply with the BCA, volume 1, C2.3 or E1.5, a sprinkler system must be designed and installed in accordance with specification E1.5. In order for building work to comply with the BCA, volume 1, E1.10, provision for special hazards must be made.

#### Performance criteria

**P3**

The building work must comply with the BCA, volume 1, EP 1.3, varied so it requires either a fire hydrant system, or a water supply for fire-fighting, to be provided for the building to the degree necessary to facilitate the needs of the fire brigade appropriate to—

a. fire-fighting operations; and

b. the floor area of the building; and

c. the fire hazard.

#### Acceptable solution

**A3**

1. The building work must comply with—
(a) either—
   (i) the BCA, volume 1, E1.3; or
   (ii) the BCA, volume 1, E1.3, varied so the reference in AS 2419.1:2005, section 4 to ‘4 hours’ for water supply is replaced by a reference to ‘2 hours’; or

(b) subsection (2); or

(c) subsection (3).

(2) The building work complies with this subsection if an on-site water storage tank is provided for the building, and the tank—
(a) complies with AS 2419.1:2005, clause 2.1.3; and
(b) complies with the following clauses in AS 2419.1:2005, section 5 (Water storage)—
   (i) clause 5.3.2, as if the tank were a fire hydrant pump;
   (ii) clause 5.4.5, as if the tank were a fire hydrant tank;
   (iii) the remainder of the clauses in section 5, other than clauses 5.2.4, 5.4.3 and 5.4.6; and

(c) provides a minimum capacity of 144 000 litres that is available for firefighting purposes at all times; and

(d) is located so no point of the building is more than 90m from the tank, measured around the perimeter of the building; and

(e) is fitted with a hard suction outlet that—
   (i) is located within 10m of the on-site water storage tank; and
   (ii) has a lift of no more than 4m; and
   (iii) comprises a 50mm ball valve and 50mm male camlock coupling; and
   (iv) if the building is located within a 40 minute response time from the nearest fire brigade—is fitted with a hard suction outlet comprising a female coupling of British Coventry type, having—
      (A) a 125mm diameter; and
      (B) a thread size of 3 threads per inch.

(3) The building work complies with this subsection if 2 or more on-site water storage tanks are provided for the building, each of which—
(a) complies with the requirements mentioned in paragraphs (2)(a), (b), (c) and (e); and

(b) is located so—
(i) no point of the building is more than 90m from a tank, measured around the perimeter of the building; and
(ii) each tank is within 300m of another tank.

(4) To remove doubt, an on-site water storage tank mentioned in subsection (2) or (3) is not taken to be a fire hydrant, a fire hydrant pump, or a fire hydrant tank, under AS 2419.1:2005.

**Emergency lighting**

**Application**

(1) P4 applies to building work for a low occupancy farm building.

(2) However, P4 does not apply to the building work if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

*Note—*
The BCA, volume 1, C2.3, E1.5, E1.10 and specification E1.5 are deemed-to-satisfy provisions in the BCA.

In order for building work to comply with the BCA, volume 1, C2.3 or E1.5, a sprinkler system must be designed and installed in accordance with specification E1.5. In order for building work to comply with the BCA, volume 1, E1.10, provision for special hazards must be made.

**Performance criteria**

**P4**

The building work must comply with the BCA, volume 1, EP4.1.

**Acceptable solution**

**A4**

(1) An emergency lighting system must be installed in the building in accordance with the BCA, volume 1, E4.2.

(2) However, an emergency lighting system need not be installed in the building if the building—

(a) has no artificial lighting because A6(3) applies to the building work for the building; or

(b) has artificial lighting that—
Exit signs

Application

(1) P5 applies to building work for—
   (a) a low occupancy farm building; or
   (b) a vehicle storage farm building.

(2) However, P5 does not apply to the building work if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

   Note—
   The BCA, volume 1, C2.3, E1.5, E1.10 and specification E1.5 are deemed-to-satisfy provisions in the BCA.

   In order for building work to comply with the BCA, volume 1, C2.3 or E1.5, a sprinkler system must be designed and installed in accordance with specification E1.5. In order for building work to comply with the BCA, volume 1, E1.10, provision for special hazards must be made.

Performance criteria

P5

The building work must comply with the BCA, volume 1, EP4.2.

Acceptable solution

A5

(1) The building work must comply with the BCA, volume 1, E4.8.

(2) However, if the use of illuminated exit signs may adversely affect the behaviour or welfare of farm animals being kept in the building, the building work must comply with subsection (3) instead of the BCA, volume 1, E4.8.

(3) The building work complies with this subsection if—
(a) every required exit under the BCA, volume 1 has a non-illuminated exit sign that is installed in accordance with AS 2293.1:2005, clauses 6.5, 6.6, 6.8 and 6.9; and

(b) each sign is clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.

### Artificial lighting

**Application**

(1) P6 applies to building work for a low occupancy farm building.

(2) However, P6 does not apply to the building work if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

*Note*—

The BCA, volume 1, C2.3, E1.5, E1.10 and specification E1.5 are deemed-to-satisfy provisions in the BCA.

In order for building work to comply with the BCA, volume 1, C2.3 or E1.5, a sprinkler system must be designed and installed in accordance with specification E1.5. In order for building work to comply with the BCA, volume 1, E1.10, provision for special hazards must be made.

### Performance criteria

**P6**

The building work complies with the BCA, volume 1, FP4.2.

### Acceptable solution

**A6**

(1) The building work complies with the BCA, volume 1, F4.4.

(2) However, subsection (3) applies for the building work if—

   (a) the use of artificial lighting may adversely affect—

      (i) the behaviour or welfare of farm animals being kept in the building; or

      (ii) the cultivation or propagation of plants or fungi being undertaken in the building; or

   (b) artificial lighting is not required for the intended use of the building.
(3) Artificial lighting need not be provided for the building.

Additional requirements for vehicle storage farm buildings

Application

(1) P7 applies to building work for a vehicle storage farm building.

(2) However, P7 does not apply to the building work if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

Note—
The BCA, Volume 1, C2.3, E1.5, E1.10 and specification E1.5 are deemed-to-satisfy provisions in the BCA.

In order for building work to comply with the BCA, volume 1, C2.3 or E1.5, a sprinkler system must be designed and installed in accordance with specification E1.5. In order for building work to comply with the BCA, volume 1, E1.10, provision for special hazards must be made.

Performance criteria

P7

The building work must be carried out so—

(a) the building complies with—

(i) the requirements in the BCA, volume 1, part D3, stated for a class 7(a) building; and

(ii) the requirements in the BCA, volume 2, section 2, stated for a class 10(a) building; and

(b) egress openings are provided to the building to allow occupants to evacuate safely, with their number and location being appropriate to—

(i) the travel distance; and

(ii) the function or use of the building.

Notes—

- P7 applies to a vehicle storage farm building in addition to P2, P3 and P5.
- P7 is intended to allow a class 7a building that is a vehicle storage farm building to be designed to meet some of the requirements for a class 10a building.
Acceptable solution

A7

(1) The building work must be carried out so the building—
(a) is located at least—
   (i) 6m from any other building; and
   (ii) 6m from the boundary of a road; and
   (iii) 3m from a side or rear boundary of the allotment where the building is located; and
(b) complies with—
   (i) the deemed-to-satisfy provisions in the BCA, volume 1, part 3 stated for a class 7(a) building; and
   (ii) the deemed-to-satisfy provisions in the BCA, volume 2, stated for a class 10a building; and
   (iii) subsection (2).

(2) The building complies with this subsection if—
(a) the building has at least one egress opening; and
(b) no point on a floor of the building is more than 20m from an egress opening, or from a point from which travel in different directions to 2 egress openings is available, in which case the maximum distance to one of those egress openings does not exceed 40m; and
(c) the egress openings required by paragraph (b) as alternative means of egress are—
   (i) distributed as uniformly as practicable around the building; and
   (ii) located—
      (A) at least 9m apart; and
      (B) not more than 60m apart; and
      (C) so alternative paths of travel do not converge so they become less than 6m apart.