PART 14.0 - FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS

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Purpose

To ensure budget accommodation buildings provide for the safe evacuation of occupants.

Application

This code applies to budget accommodation buildings as defined under the Building Act 1975, namely:

“A budget accommodation building is a building that -
(a) has bathroom and sanitary facilities, other than a laundry, shared by the occupants of the building; and
(b) provides accommodation of a following type for 6 or more persons-
   (i) boarding house, backpacker hostel or similar type accommodation;
   (ii) hotel accommodation;
   (iii) accommodation for occupants who have an intellectual or physical disability and require full time or part time care.

However, each of the following is not a budget accommodation building-
(a) a motel;
(b) a building that is, or forms part of-
   (i) a corrective service facility established under the Corrective Services Act 2000;
   (ii) a detention centre established under the Juvenile Justice Act 1992;
(c) a building used for providing aged care under the Aged Care Act 1997 (Cwlth);
(d) a building classified as a class 1a, 2, or 9a building under the BCA.”

Referral Agency

The Queensland Fire and Rescue Service is an advice agency for special fire services under Schedule 2 of the Integrated Planning Act 1997.

Associated Requirements

• Building Act 1975
• Standard Building Regulation 1993
• Fire and Rescue Service Act 1990
• Building Fire Safety Regulation 1991
• Building Code of Australia 1996 (BCA)
• Fire safety standard guidelines
• Fire safety management plan guidelines

Referenced Standards

AS 1670.1-1995 Fire detection, warning control and intercom systems – System design, installation and commissioning – Part 1: Fire
AS 1851.1-1995 Maintenance of fire protection equipment - Portable fire extinguishers and fire blankets.
AS 1851.2 -1995 Maintenance of fire protection equipment - Fire hose reels.
AS 1851.3-1997 Maintenance of fire protection equipment - Automatic sprinkler systems.
AS 1851.4-1992 Maintenance of fire protection equipment - Fire hydrant installations.
AS 1851.6-1997  Maintenance of fire protection equipment - Management procedures for maintaining the fire and smoke control features of air-handling systems - Typical maintenance schedule.

AS 1851.7-1984  Maintenance of fire protection equipment – fire resistant doorsets

AS 1851.8-1987  Maintenance of fire protection equipment - Automatic fire detection and alarm systems.

AS 1851.10-1989  Maintenance of fire protection equipment – Emergency warning and intercommunication systems in buildings

AS 1851.14-1996  Maintenance of fire protection equipment - Pumpset systems.

AS2118.1-1999  Automatic fire sprinkler systems - General requirements

AS 2118.4-1995  Automatic fire sprinkler systems – Residential.

AS 2118.5-1995  Automatic fire sprinkler systems - Domestic

AS 2118.6-1995  Automatic fire sprinkler systems – Combined sprinkler and hydrant system.


AS/NZS 2444-2000  Portable fire extinguishers and fire blankets – Selection and location.


AS 2676.2-1992  Guide to the installation, maintenance, testing and replacement of secondary batteries in building Part 2: Sealed cells

AS 3786 – 1993  Smoke alarms.

Definitions

Note: Italicised words within the body of the text are defined.

Acceptable solutions means solutions which are deemed to satisfy the performance criteria.

Automatic means designed to operate when activated by a heat, smoke or fire sensing device.

Bedroom means a space or part of a space used for sleeping purposes excluding corridors, passageways and evacuation routes.

Budget accommodation building means the definition in the application of this code.

Common areas means areas such as entertainment rooms, foyers, lounge rooms and dining rooms but does not include kitchens, laundries or sanitary areas.

Disability means the same as defined under section 5 of the Disability Services Act 1992.

Effective height means the height to the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units) from the floor of the lowest storey providing direct egress to a road or open space.

Evacuation route means the continuous path of travel (including exits, corridors, hallways and the like) from any part of a building to a road or open space.

Exit means any, or any combination of the following if they provide egress to a road or open space:

(i) An internal or external stairway.
(ii) A ramp.
(iii) A fire-isolated passageway.
(iv) A doorway opening to a road or open space.
**External wall** means an outer wall of a building which is not a common wall.

**Fire door** means a complete door assembly having the same fire resistance level as the surrounding wall and has a certification tag fixed to the door and frame on the hinge side at 1500mm.

**Fire hazard** means the danger in terms of potential harm and degree of exposure arising from the start and spread of fire and the smoke and gases that are thereby generated.

**Fire-isolated passageway** means a corridor or passageway within a fire-resisting shaft and includes the floor and roof or top enclosing structure.

**Fire-isolated ramp** means a ramp within a fire-resisting enclosure which provides egress from a storey.

**Fire-isolated stairway** means a stairway within a fire-resisting shaft and includes the floor and roof or top enclosing structure.

**Fire safety system** means one or any combination of the methods used in a building to-
(a) warn people of an emergency; or
(b) provide for safe evacuation; or
(c) restrict the spread of fire; or
(d) extinguish a fire,
and includes both active and passive systems.

**Fire service** means a statutory authority constituted under an Act of Parliament and having as one of its functions, the protection of life and property from fire and other emergencies.

**Floor area** means-
(a) in relation to a building - the total area of all storeys excluding areas used to accommodate vehicles; and
(b) in relation to a storey - the area of all floors of that storey measured over the enclosing walls, and includes
   (i) the area of a mezzanine within the storey, measured within the finished surfaces of any external walls; and
   (ii) the area occupied by any internal walls or partitions, any cupboard, or other built-in furniture, fixture or fitting; and
   (iii) if there is no enclosing wall, an area which has a use that-
      (A) contributes to the fire load; or
      (B) impacts on the safety, health or amenity of the occupants in relation to the provisions of the BCA; and
(c) in relation to a room - the area of the room measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting.

**Level of supervision** means continuous supervision by a person/s other than a person/s with a disability for any 24 hour period.

**Level of supervision ratio** means the ratio of persons providing supervision to the number of occupants with a disability.

**Mezzanine** means an intermediate floor within a room.

**Non-itinerant** means a person who uses the building as a residence and is not traveling from place to place.

**Open space** means a space on an allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road.
**Performance criteria** means the outcome that must be achieved for an element of a building or part of a building.

**Required** means required to satisfy a Performance Criteria or an Acceptable Solution of this code.

**Sanitary compartment** means a room or space containing a closet pan or urinal.

**Smoke alarm** means a device containing a smoke detector and an alarm sounding device.

**Smoke detection system** – a system of fixed apparatus, normally part of an automatic fire alarm system, in which smoke and/or fire detectors, control equipment and indicating equipment are employed for automatically detecting smoke and/or fire and initiating other action as arranged.

**Storey** means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not-

(a) a space that contains only-
   (i) a lift shaft, stairway or meter room; or
   (ii) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or
   (iii) accommodation intended for not more than 3 vehicles; or
   (iv) a combination of the above; or
(b) a mezzanine.

**Type A construction** means a building where all external walls, columns, common walls, internal walls, floors, and lift shafts, each have a fire resistance level in accordance with Schedule 2 of this code.

**Type B construction** means a building where all external walls, columns, and common walls each have a fire resistance level in accordance with Schedule 2 of this code.

**Type C construction** means a building where all building elements have minimal fire resistance levels and is other than Type A or B construction.
PERFORMANCE CRITERIA

Early warning system

P1 Building occupants must be provided with appropriate automatic warning on the detection of smoke so that they may evacuate in the event of a fire to a place of safety, having regard to-

(a) the height of the building; and
(b) the construction of the building; and
(c) the mobility and other characteristics of the occupants; and
(d) the power supply available to the building.

ACCEPTABLE SOLUTIONS

A1 (a) In budget accommodation buildings of not more than two storeys in height and of Type B or C construction or not more than three storeys in height and of Type A construction-

(i) smoke alarms-
(A) are installed on or near the ceiling-
(aa) in every bedroom; and
(bb) in every enclosed or internal corridor, hallway associated with a bedroom or common area at a maximum of 5.1 m centres, or
(cc) if there is no enclosed or internal corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(dd) on each storey; and
(B) located in enclosed or internal corridors, hallways or common areas are interconnected; and
(C) comply with AS 3786; and
(D) are powered by-
(aa) a consumer mains power supply, where available; or
(bb) a tamper-proof lithium battery where a consumer power supply is not available; or
Emergency Lighting

**P2** A system of lighting for safe evacuation in the event of a fire must be provided, to the degree necessary, appropriate to-

(a) the function or use of the building; and

(b) the floor area of the building; and

(c) the distance of travel to an exit; and

(d) the characteristics of the occupants.

**A2**

(a) In budget accommodation buildings with a floor area of 300 m² or less a system of lighting is installed which consists of-

(i) a light incorporated within and activated by the smoke alarm required by A1 (a) (i) (B) and (C); or

(ii) the existing lighting located in the enclosed or internal corridor, hallway or other common areas activated by the smoke alarms required by A1 (a) (i) (B) and (C); or

(iii) A2 (b) (i) or (ii).

(b) In budget accommodation buildings with a floor area of more than 300 m² a system of lighting is installed which consists of-

(i) internally illuminated exit signs using green lettering on a white opaque background with a sealed rechargeable backup battery and located -

(A) above each doorway to an exit; and

(B) at every change in direction on the path of travel; and

(C) with additional emergency lighting in accordance with A2 (a)
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(ii) installed at 12 m maximum centres between the illuminated exit signs on the path of travel; or

(ii) emergency lighting installed-

(A) in every passageway, enclosed corridor, hallway or the like having a length of more than 5 m from the centre of the bedroom doorway to the nearest doorway opening directly to –

(aa) a fire-isolated stairway, fire isolated ramp or fire-isolated passageway; or

(bb) an external stairway serving instead of a fire-isolated stairway; or

(cc) an external balcony leading to a fire-isolated stairway, fire-isolated ramp or fire-isolated passageway; or

(dd) a road or open space; and

(B) in every required non fire-isolated stairway; and

(C) within 2 m of the approach side of each exit; and

(D) adjacent to potential hazards; and

(E) within 2 m of the intersection of center-lines at each change of direction (other than a staircase); and

(F) within 2 m of any change of floor level, on the low side; and
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<thead>
<tr>
<th>PERFORMANCE CRITERIA</th>
<th>ACCEPTABLE SOLUTIONS</th>
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<tr>
<td>(G) in stairways at every landing; and</td>
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<td>(H) adjacent to escalators and moving walks to ensure safety in disembarking; and</td>
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<td>(I) in every required fire control center; and</td>
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<tr>
<td>(J) in the event of a power failure is powered by a sealed rechargeable type self-contained or centralised battery facility specifically designed for emergency or standby use for a minimum of 1 hour; and</td>
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<tr>
<td>(K) the calculated horizontal illuminance of any emergency lighting at floor level is in accordance with clause 5.3.2.4 of AS/NZS 2293.1:1998.</td>
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</table>

### Occupant density

**P3** Adequate space must be provided for occupants in each **bedroom** to permit ease of evacuation in the event of a fire.

**A3** In all **budget accommodation buildings**:

(a) the maximum *number* of persons to be accommodated in any bedroom is obtained by dividing the **floor area** of each part of the room by 2.5 square metres per person; and

(b) a minimum clear path of travel of 900 mm is provided within the bedroom.

### Travel distances
PERFORMANCE CRITERIA

P4 So that occupants can safely evacuate the building, the length of paths of travel to exits must be appropriate to-

(a) the number, mobility and other characteristics of occupants; and

(b) the function or use of the building.

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A4 (a) In all budget accommodation buildings which accommodate non-itinerant people with a disability, the distance a person with a disability travels between a doorway of a bedroom or any other point on a storey not in a bedroom and the point of egress to a road, fire-isolated passageway or open space does not exceed the distances set out in Schedule 3.

(b) In budget accommodation buildings with a floor area greater than 300 m² and except where fire-isolated stairways are provided, the distance between a doorway of a bedroom or any other point on a storey not in a bedroom and the point of egress to a road or open space does not exceed the distances set out in Schedule 4.

(c) In all budget accommodation buildings a required non-fire isolated stairway or ramp –

(i) has its commencement not more than 18 m from a bedroom door or any other point on the storey not in a bedroom; and

(ii) discharges at a point not more than-

(A) 15 m from the point of egress to a road or open space or a fire-isolated passageway; or

(B) 30 m from one of two such doorways or passageways if travel to each of them is in opposite or approximately opposite directions.

Emergency escape

P5 Exits must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to-

(a) the travel distance; and

(b) the number, mobility and

A5 (a) In budget accommodation buildings with a floor area of 300 m² or less, the building has access to at least one exit; or

(b) in budget accommodation buildings with a floor area greater than 300 m² and of not more than 2 storeys and of Type B or C construction or
<table>
<thead>
<tr>
<th>PERFORMANCE CRITERIA</th>
<th>ACCEPTABLE SOLUTIONS</th>
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<tbody>
<tr>
<td>(c) the function or use of the building; and</td>
<td>(c) in budget accommodation buildings with a floor area greater than 300 m² and of more than 2 storeys and of Type B or C construction, each storey has-</td>
</tr>
<tr>
<td>(d) the height of the building; and</td>
<td>(i) access to at least 2 exits; or</td>
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<tr>
<td>(e) whether the exit is from above or below ground level.</td>
<td>(ii) direct access to a road or open space; or</td>
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<td></td>
<td>(iii) access to at least one exit and a sprinkler system is installed in accordance with Specification 14.01 of this code.</td>
</tr>
</tbody>
</table>

(d) In all budget accommodation buildings, exits that are required as alternative means of egress are-

(i) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and

(ii) not less than 9 m apart; and

(iii) not more than 45 m apart; and

(iv) located so that alternative paths of travel do not converge such that the paths of travel are not less than 6 m apart at any point.

(e) In all budget accommodation buildings, in a required exit or path of travel to an exit-

(i) the unobstructed height throughout is not less than 2000 mm, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and

(ii) the unobstructed width of each exit or path of travel to an exit, except for doorways, is not less than 900 mm nominal; and

(iii) landings not less than 750
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mm long are provided at doorways; and

(iv) doors swing in the direction of egress unless it is the only required exit from the building and it is fitted with a device for holding it in the open position; and

(v) a door in a required exit, forming part of a required exit or in the path of travel to a required exit is readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900 mm and 1200 mm from the floor.

Acceptable solutions

Protection of exit paths

P6 To protect evacuating occupants from a fire in the building, exits must be fire-isolated, to the degree necessary, appropriate to-

(a) the number of storeys connected by the exits; and

(b) the fire safety system installed in the building; and

(c) the function or use of the building; and

(d) the number of storeys passed through by the exits.

In budget accommodation buildings with a floor area greater than 300 m²–

(a) where exits connect, pass through or pass by more than 2 consecutive storeys in a building of Type B or C construction or more than 3 consecutive storeys in a building of Type A construction-

(i) every required exit is fire-isolated; or

(ii) a sprinkler system is installed in accordance with Specification 14.01 of this code.

(b) An external stairway or ramp may serve as a required exit in lieu of a fire-isolated exit serving a storey below an effective height of 25 m, if the stairway or ramp is –

(i) non-combustible throughout; and

(ii) fire doors opening onto the stairway are fire resistance rated to 60 minutes; and

(iii) windows are-

(A) located more than 2 m above the line of the treads or ramp or the...
### PERFORMANCE CRITERIA

<table>
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<tr>
<th>ACCEPTABLE SOLUTIONS</th>
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<tbody>
<tr>
<td>path of travel at ground level; or</td>
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<tr>
<td>(B) located more than 2 m from the stairway or ramp or the path of travel at ground level; or</td>
</tr>
<tr>
<td>(C) are fire rated to 60 minutes and fixed closed; or</td>
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<tr>
<td>(D) protected by internal or external wall-wetting sprinklers.</td>
</tr>
</tbody>
</table>

### Exit signage

**P7** To facilitate evacuation, suitable signs or other means of identification must, to the degree necessary-

(a) be provided to identify the location of exits; and  
(b) guide occupants to exits; and  
(c) be clearly visible to occupants; and  
(d) operate in the event of a power failure of the main lighting system for sufficient time for occupants to safely evacuate.

**A7** For budget accommodation buildings with a floor area greater than 300 m²–

(a) exit signs-

(i) where used as emergency lighting are in accordance with A2 of this code, or  
(ii) where not used as emergency lighting are in accordance with AS/NZS 2293.1 – 1998 and AS/NZ 2293.3 – 1995, and  
(b) exit signs are clearly visible to persons approaching an exit, and installed on, above or adjacent to each-

(i) door providing direct egress from a storey to-

(A) an enclosed stairway, passageway or ramp serving as a required exit; and  
(B) an external stairway, passageway or ramp serving as a required exit; and  
(C) an external access balcony leading to a required exit; and  
(ii) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and  
(iii) door serving as, or forming part of, a required exit in a storey required to be provided...
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with emergency lighting in accordance with A2.

Portable fire extinguishers

P8 Fire extinguishers must be installed to the degree necessary to allow occupants to undertake initial attack on a fire appropriate to-
(a) the function or use of the building; and
(b) any other fire safety systems installed in the building; and
(c) the fire hazard.

For budget accommodation buildings with a floor area greater than 300 m² –
(a) existing portable fire extinguishers are located in accordance with the Australian Standard applicable at the time of installation; or
(b) for buildings with no portable fire extinguishers, extinguishers are selected, located and distributed in accordance with AS 2444.

Fire hose reels

P9 A fire hose reel system must be installed to the degree necessary to allow occupants to safely undertake initial attack on a fire appropriate to-
(a) any other fire safety systems installed in the building; and
(b) the fire hazard.

For budget accommodation buildings with a floor area greater than 500 m² -
(a) a fire hose reel system is installed in accordance with the Australian Standard at the time of installation; and
(b) fire hose reels have the nozzle end of a fully extended fire hose fitted to the reel and laid to avoid any partitions or other physical barriers and reach every part of the floor of the storey.

Fire Fighting Water Supply

P10 A fire fighting water supply must be provided to the degree necessary to facilitate the needs of the fire service appropriate to-
(a) fire-fighting and rescue operations; and
(b) the fire hazard.

For budget accommodation buildings with a floor area greater than 500m², with no hydrant within 90 metres of the most distant point of the building measured around the perimeter of the building and where a fire service is available to attend a building fire-
(a) a fire hydrant system is installed on-site within 90 metres of the most distant point of the building measured around the perimeter of the building; or
(b) a sprinkler system is installed in accordance with Specification 14.01 of this code.

Smoke hazard management

P11 In the event of a fire in a building the conditions in any evacuation route must be maintained for the period of

For budget accommodation buildings with a floor area greater than 500m² and where an air-handling system does not
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<table>
<thead>
<tr>
<th>time occupants take to evacuate the part of the building so that</th>
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</thead>
<tbody>
<tr>
<td>(a) the temperature will not endanger human life; and</td>
</tr>
<tr>
<td>(b) the level of visibility will enable the <strong>evacuation route</strong> to be determined; and</td>
</tr>
<tr>
<td>(c) the level of toxicity will not endanger human life.</td>
</tr>
</tbody>
</table>

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form part of an air pressurization system to **fire isolated stairways, passageways, corridors, or escape routes** and which recycles air from one room to another room in a **budget accommodation building** or operates in a manner that may unduly contribute to the spread of smoke from one room to another room of a **budget accommodation building**, the system -

(a) is designed and installed to operate as a smoke control system in accordance with AS/NZS 1668.1; or

(b) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the rooms served in a **budget accommodation building**; and is arranged such that the air-handling system is shut down and the smoke dampers are activated to close **automatically** by smoke detectors complying with Clause 4.10 of AS/NZS 1668.1; or

(c) a **smoke detection system** is installed in accordance with Clause 5 of Specification E2.2a of the BCA to operate AS/NZS 1668.1 systems that are provided for zone smoke control and **automatic** air pressurisation for fire-isolated exits.

Maintenance of fire safety systems

**P12** Fire safety equipment, installations and components essential to the safety of the occupants must be adequately maintained in such condition that will enable their proper performance.

**A12** For buildings with **fire safety systems** installed in accordance with A1 to A11 of this code, inspections and maintenance are in accordance with the relevant sections of **Schedule 1**.
Specification 14.01 – Sprinkler systems

For buildings less than 4 storeys in height, buildings comply with Australian Standard AS2118.5-1995 Automatic fire sprinkler systems - Domestic

For buildings greater than 4 storeys in height, buildings comply with Australian Standard AS2118.4-1999 Automatic fire sprinkler systems - Residential
Schedule 1 – Schedule of maintenance options for fire safety systems

Schedule 1 – Schedule of maintenance options for fire safety systems lists the options that should be used for each building by adding or deleting items to a Schedule of Essential Fire Safety Measures for a particular budget accommodation building.

Therefore, only those measures required by this fire safety code and forming part of the development permit should be included in the Schedule of Essential Fire Safety Measures for a budget accommodation building.

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<th>Measures to be maintained</th>
<th>Deemed-to-satisfy installation standards</th>
<th>Nature and frequency of maintenance</th>
<th>Inspection / Testing Authority</th>
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</tr>
<tr>
<td>12.1 Early warning systems</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Self contained smoke alarms – 240 volt powered</td>
<td>Solution A1 (a) of this code</td>
<td>Monthly inspection to test operation. Replace backup battery when test indicates low battery. Replace complete units at ten year intervals.</td>
<td>Building owner/occupier</td>
</tr>
<tr>
<td>Self contained smoke alarms – lithium battery powered</td>
<td>Solution A1(a) of this code</td>
<td>Six-monthly inspection to test operation. Replace complete units at five year intervals.</td>
<td>Building owner/occupier</td>
</tr>
<tr>
<td>Detection and alarm systems</td>
<td>Solution A1(b) of this code and Specification E2.2a of Vol One of the BCA.</td>
<td>Test Monthly as prescribed in AS 1851.8. Test Weekly if connected to the Fire Control Station as prescribed in AS 1851.8.</td>
<td>Licensed fire detection systems contractor</td>
</tr>
<tr>
<td>Fire alarm signal</td>
<td>Solution A1(b) of this code and Specification E2.2a of Vol One of the BCA.</td>
<td>Monthly test as prescribed in AS 1851.8. Weekly if connected to the Fire Control Station as prescribed in AS 1851.8.</td>
<td>Licensed fire detection systems contractor</td>
</tr>
<tr>
<td>Secondary batteries in buildings</td>
<td>Solution A1(b) of this code and AS1670.1.</td>
<td>Quarterly testing as prescribed in AS2676.1-1992 and AS2676.2-1992</td>
<td>Licensed fire detection systems contractor</td>
</tr>
<tr>
<td>Measures to be maintained</td>
<td>Deemed-to-satisfy installation standards</td>
<td>Nature and frequency of maintenance</td>
<td>Inspection / Testing Authority</td>
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<tr>
<td>Interconnection of fire safety systems</td>
<td>Refer to specific requirements for each interconnected system</td>
<td>Annual test of interconnection of all fire and safety systems for correct operation under automatic alarm (not simulation)</td>
<td>Licensed fire detection systems contractor</td>
</tr>
</tbody>
</table>

**12.2 Emergency lighting**

- **Emergency lighting – existing lighting**
  - Solution A2 (a) of this code
  - Monthly testing of light bulbs. Replace defective bulbs as necessary.
  - Building owner/occupier

- **Emergency lighting - self-contained systems**
  - Solution A2 (b) of this code
  - Six monthly testing as prescribed in AS/NZS 2293.2-1995 & AS/NZS 2293.2.
  - Licensed electrician

- **Emergency lighting - central systems**
  - Solution A2(b) of this code
  - Six monthly testing as prescribed in AS/NZS 2293.2-1995.
  - Licensed electrician

**12.3 Occupant density**

- **Occupancy hazard**
  - Solution A3 of this code
  - Annual inspection to ensure that occupancy hazards do not exceed approved levels
  - Building owner/occupier

**12.4 Travel Distances**

- **Paths of travel to and discharge from exits**
  - Solution A4 of this code.
  - Three monthly inspection to ensure that there are no obstructions and no alterations have been made.
  - Building owner/occupier

**12.5 Emergency Escape**
### Measures to be maintained

<table>
<thead>
<tr>
<th>Measures to be maintained</th>
<th>Deemed-to-satisfy installation standards</th>
<th>Nature and frequency of maintenance</th>
<th>Inspection / Testing Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Latches and automatic closing or unlocking devices to doors to required exits</td>
<td>Solution A5 of this code</td>
<td>Three monthly inspections to ensure that the latches are operable and will open without the use of a key in an emergency. Inspections as prescribed in AS1851.7.</td>
<td>Licensed Passive Fire Equipment Contractor - Restricted Licence Type 2 - installation, maintenance and general repair of fire doors and fire shutters for a building.</td>
</tr>
<tr>
<td>Doors and doorsets in <em>required</em> exits</td>
<td>Solution A5 of this code</td>
<td>Three monthly inspection to ensure that doors are operable and are clear of obstructions as prescribed in AS1851.7.</td>
<td>Licensed Passive Fire Equipment Contractor -</td>
</tr>
</tbody>
</table>

### 12.6 Protection of exit paths

| Fire isolated stairways and ramps and passageways, including handrails, balustrades and stair treads. | Solution A6 of this code | Three monthly inspection to ensure that there are no obstructions and no alterations have been made. | Building owner/occupier |
| Non-fire isolated stairways and ramps | Solution A6 of this code | Three monthly inspection to ensure that there are no obstructions and no alterations have been made. | Building owner/occupier |

### 12.7 Exit Signage

<p>| Illuminated exit signs – self contained | Solution A7 of this code; Clause E4.4 of BCA Volume One and AS/NZS 2293.1 &amp; 3. | Six monthly as prescribed in AS/NZS 2293.2 | Licensed electrician |</p>
<table>
<thead>
<tr>
<th>Measures to be maintained</th>
<th>Deemed-to-satisfy installation standards</th>
<th>Nature and frequency of maintenance</th>
<th>Inspection / Testing Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Illuminated exit signs – central system</td>
<td>Solution A7 of this code and AS/NZS 2293.1 &amp; 3</td>
<td>Six monthly testing as prescribed in AS/NZS 2293.2</td>
<td>Licensed electrician</td>
</tr>
</tbody>
</table>

**12.8 Portable fire extinguishers**

<table>
<thead>
<tr>
<th>Portable fire extinguishers</th>
<th>Solution A8 of this code.</th>
<th>Six monthly as prescribed in AS 1851.1</th>
<th>Licensed fire fighting appliances contractor</th>
</tr>
</thead>
</table>

**12.9 Fire hose reels**

<table>
<thead>
<tr>
<th>Fire hose reel systems</th>
<th>Solution A9 of this code.</th>
<th>Six monthly as prescribed in AS 1851.2</th>
<th>Licensed fire fighting appliances contractor</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Fire hose reel pump</th>
<th>Solution A9 of this code.</th>
<th>Monthly as prescribed in AS1851.2.</th>
<th>Licensed fire fighting appliances contractor</th>
</tr>
</thead>
</table>

**12.10 Fire Fighting Water Supply**

<table>
<thead>
<tr>
<th>Fire hydrants</th>
<th>Solution A10 of this code.</th>
<th>Six monthly as prescribed in AS 1851.4</th>
<th>Licensed fire fighting appliances contractor</th>
</tr>
</thead>
</table>

**12.11 Smoke hazard management**

<table>
<thead>
<tr>
<th>Supply and return air fans</th>
<th>Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2</th>
<th>Quarterly as prescribed in AS 1851.6 Appendix B2 for a level 1 routine.</th>
<th>Mechanical services contractor</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Smoke spill and air pressurisation fans</th>
<th>Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2</th>
<th>Yearly as prescribed in AS1851.6 Appendix B2 for a level 1 routine</th>
<th>Mechanical services contractor</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Induction motors, fan drives with frequent use</th>
<th>Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2</th>
<th>Quarterly as prescribed in AS1851.6 Appendix B3 for a level 1 routine</th>
<th>Mechanical services contractor</th>
</tr>
</thead>
</table>

<p>| Induction motors, fan drives, test and emergency use only | Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2 | Half yearly as prescribed in AS1851.6 Appendix B3 for a level 1 routine | Mechanical services contractor |</p>
<table>
<thead>
<tr>
<th>Measures to be maintained</th>
<th>Deemed-to-satisfy installation standards</th>
<th>Nature and frequency of maintenance</th>
<th>Inspection / Testing Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Batteries for fire/smoke control services – vented cell</td>
<td>Solution A11 of this Code; AS2676.2/NZS 4512</td>
<td>Five-yearly as prescribed in AS1851.6 Appendix B4 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Batteries for fire/smoke control services – sealed cells</td>
<td>Solution A11 of this Code; AS2676.2/NZS 4512</td>
<td>Yearly as prescribed in AS1851.6 Appendix B5 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Fire dampers (thermal)</td>
<td>Solution A11 of this Code; AS 1682.1, AS 1682.2 and AS/NZS 1668.1</td>
<td>Monthly as prescribed in AS1851.8/NZS4512 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Fire mode air dampers for smoke-spill, fresh air and recycle air, complete with their automatic gear</td>
<td>Solution A11 of this Code; AS 1682.1, AS 1682.2 and AS/NZS 1668.1</td>
<td>Yearly as prescribed in AS1851.6 Appendix B8 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Automatic smoke detectors for fire/smoke control services (AS1670 system)</td>
<td>Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2 and AS1670</td>
<td>Yearly as prescribed in AS1851.6 Appendix B7 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Air filters</td>
<td>Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2</td>
<td>Yearly as prescribed in AS1851.6 Appendix B8 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Electric duct heaters</td>
<td>Solution A11 of this Code and AS/NZS 1668.1</td>
<td>Yearly as prescribed in AS1851.6 Appendix B8 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Kitchen exhaust systems including grease filters</td>
<td>Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2</td>
<td>Yearly as prescribed in AS1851.6 Appendix B9 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Air-handling changeover under fire/smoke conditions</td>
<td>Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2</td>
<td>Yearly as prescribed in AS1851.6 Appendix B9 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Fire-isolated escape routes protected by air-pressurisation systems</td>
<td>Solution A11 of this Code; Specification E2.2 of Volume 1 of Building Code of Australia</td>
<td>Yearly as prescribed in AS1851.6 Appendix B10 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Automatic smoke/heat venting systems</td>
<td>Solution A11 of this Code; Part E2 of Volume 1 of Building Code of Australia and AS/NZS 1668.1.</td>
<td>Yearly as prescribed in AS1851.5 for a level 1 routine</td>
<td>Mechanical services contractor</td>
</tr>
<tr>
<td>Outdoor air intakes</td>
<td>Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2</td>
<td>Yearly as prescribed in AS1851.5 Appendix B11 for a level 1 routine</td>
<td>Building owner/occupier</td>
</tr>
<tr>
<td>Measures to be maintained</td>
<td>Deemed-to-satisfy installation standards</td>
<td>Nature and frequency of maintenance</td>
<td>Inspection / Testing Authority</td>
</tr>
<tr>
<td>---------------------------</td>
<td>------------------------------------------</td>
<td>-------------------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>Smoke Detectors (not forming part of an AS 1670 system)</td>
<td>Solution A11 of this Code; Clause E2.2 and Specification E2.2a of Vol One of the BCA and AS/NZS 1668.1 or AS 1670 as appropriate</td>
<td>Six monthly as prescribed in AS 1851.8 for smoke detectors</td>
<td>Licensed Fire detection systems contractor</td>
</tr>
<tr>
<td>Make up air provisions including louvres and automatic doors</td>
<td>Solution A11 of this Code; Specifications E2.2b and C2.3 of Vol One of the BCA as applicable, or as approved by the relevant authority</td>
<td>Annual testing for actuation, obstruction and operation in conjunction with the relevant smoke hazard management system</td>
<td>Mechanical services contractor</td>
</tr>
</tbody>
</table>

### 12.12 Fire Sprinkler Installations

- **Fire sprinkler installations**
  - Clause E1.5 and Spec E1.5 of Vol 1 of BCA and AS2118.4.
  - As prescribed in AS1851.3.
  - Licensed residential fire sprinkler contractor
Schedule 2 – Fire Resisting Construction

<table>
<thead>
<tr>
<th>Building Element</th>
<th>FRL (in minutes) Structural adequacy/Integrity/Insulation Type A construction</th>
<th>FRL (in minutes) Structural adequacy/Integrity/Insulation Type B construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>External wall</strong> (including any column or other building element incorporated within the wall) where the distance from any fire-source feature to which it is exposed is-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>For loadbearing parts-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than 1.5m</td>
<td>90/ 90/ 90</td>
<td>90/ 90/ 90</td>
</tr>
<tr>
<td>1.5m to less than 3.0m</td>
<td>90/ 60/ 60</td>
<td>90/ 60/ 30</td>
</tr>
<tr>
<td>3 m or more</td>
<td>90/ 60/ 30</td>
<td>90/ 30/ 30</td>
</tr>
<tr>
<td>For non-loadbearing parts-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than 1.5m</td>
<td>-/ 90/ 90</td>
<td>-/ 90/ 90</td>
</tr>
<tr>
<td>1.5m to less than 3.0m</td>
<td>-/ 60/ 60</td>
<td>-/ 60/ 30</td>
</tr>
<tr>
<td>3 m or more</td>
<td>-/ -/-</td>
<td>-/ -/-</td>
</tr>
<tr>
<td><strong>External column</strong> (not incorporated in an external wall), where the distance from any fire-source feature to which it is exposed is-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than 3m</td>
<td>90/-/-</td>
<td>90/-/-</td>
</tr>
<tr>
<td>3 m or more</td>
<td>-/-/-</td>
<td>-/-/-</td>
</tr>
<tr>
<td><strong>Common walls and fire walls</strong></td>
<td>90/ 90/ 90</td>
<td>90/ 90/ 90</td>
</tr>
<tr>
<td><strong>Internal walls</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loadbearing lift shafts</td>
<td>90/ 90/ 90</td>
<td>-/-/-</td>
</tr>
<tr>
<td>Loadbearing</td>
<td>90/ 90/ 90</td>
<td>60/ 60/ 60</td>
</tr>
<tr>
<td>Non-loadbearing</td>
<td>-/ 60/ 60</td>
<td>-/ 60/ 60</td>
</tr>
<tr>
<td>Floors</td>
<td>90/ 90/ 90</td>
<td>-/-/-</td>
</tr>
</tbody>
</table>

Note: The fire resistance levels (FRL) are extracted from the Building Code of Australia.

Schedule 3 – Maximum exit distances (m) for all budget accommodation buildings which accommodate non-itinerant people with a disability

<table>
<thead>
<tr>
<th>Level of Supervision Ratio</th>
<th>Bedroom doors without self closing door mechanisms</th>
<th>Bedroom doors have self closing door mechanisms fitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1:1</td>
<td>30</td>
<td>60</td>
</tr>
<tr>
<td>1:2</td>
<td>0</td>
<td>25</td>
</tr>
<tr>
<td>1:3</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td>1:4</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>1:5</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>1:6</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>1:7</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>1:8</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>1:9</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1:10</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Schedule 4 – Maximum exit distances (m) for budget accommodation buildings with a floor area greater than 300m$^2$

<table>
<thead>
<tr>
<th>Type of Building Construction</th>
<th>Type B or C construction</th>
<th>Type A construction</th>
<th>Type A, B or C construction with sprinklers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type B or C construction</td>
<td>30</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Type A construction</td>
<td>60</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type A, B or C construction</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

with sprinklers