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/NZS 1668.1-1998.	The use of mechanical ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings.
AS/NZS 1668.2 –1991.	The use of mechanical ventilation and air conditioning in buildings - Mechanical ventilation for acceptable indoor-air quality.
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 2293.1-1998	Emergency evacuation lighting for buildings – System design, installation and operation.
AS/NZS 2293.2-1995	Emergency evacuation lighting for buildings - Inspection and maintenance.
AS/NZS 2293.3-1995	Emergency evacuation lighting for buildings Part 3:Emergency luminaries and exit signs.
AS/NZS 2444-2000	Portable fire extinguishers and fire blankets – Selection and location.
AS 2676.1-1992	Guide to the installation, maintenance, testing and replacement of secondary batteries in building Part 1: Vented cells
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 wal*l.

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 *storey*s 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 *store*y, measured within the finished surfaces of any *external wall*s; 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 loa*d; 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 *shaf*t, stairway or meter room; or

(ii) a bathroom, shower room, laundry, water closet, or other *sanitary compartmen*t; or

(iii) accommodation intended for not more than 3 vehicles; or

(iv) a combination of the above; or

(b) a *mezzanin*e.

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*.

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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.

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

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	(ii) a smoke detection system with an interconnected audible alarm system and a local fire indicator panel installed; or (iii) a smoke detection system complying with AS 1670.1 is installed; and (b) **In *budget accommodation buildings* more than two storeys in height and of *Type B or C construction* or more than three storeys in height and of *Type A construction,*** a smoke detection system complying with AS 1670.1 is installed.
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 m^2 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 m^2** 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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	(G) in stairways at every landing; and (H) adjacent to escalators and moving walks to ensure safety in disembarking; and (I) in every required fire control center; and (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 (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.

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

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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.	**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 m^2 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 m^2 or less**, the building has access to at least one *exit*; or (b) **in *budget accommodation buildings* with a floor area greater than 300 m^2 and of not more than 2 storeys and of *Type B or C construction* or**

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other characteristics of occupants; and (c) the function or use of the building; and (d) the height of the building; and (e) whether the *exit* is from above or below ground level.	**not more than 25 m effective height and of *Type A construction***, each *storey* has access to at least 1 *exit*; or (c) **in *budget accommodation buildings* with a floor area greater than 300 m^2 and of more than 2 *storeys* and of *Type B or C construction***, each *storey* has- (i) access to at least 2 *exits*; or (ii) direct access to a road or *open space*; or (iii) access to at least one exit and a sprinkler system is installed in accordance with Specification 14.01 of this code. (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.
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 *exit*s.	**A6** **In *budget accommodation buildings* with a *floor area* greater than 300 m^2**– (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

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	path of travel at ground level; or (B) located more than 2 m from the stairway or ramp or the path of travel at ground level; or (C) are fire rated to 60 minutes and fixed closed; or (D) protected by internal or external wall-wetting sprinklers.
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 *exit*s; and (b) guide occupants to *exit*s; 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 m^2**– (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*.	**A8**	**For *budget accommodation buildings* with a *floor area* greater than 300 m^2** – (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*.	**A9**	**For *budget accommodation buildings* with a *floor area* greater than 500 m^2** - (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*.	**A10**	**For *budget accommodation buildings* with a floor area greater than 500m^2, 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	**A11**	**For *budget accommodation buildings* with a floor area greater than 500m^2 and where an air-handling system does not**

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time occupants take to evacuate the part of the building so that- (a) the temperature will not endanger human life; and (b) the level of visibility will enable the *evacuation route* to be determined; and (c) the level of toxicity will not endanger human life.	**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 *exit*s.

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*.

Measures to be maintained	Deemed-to-satisfy installation standards	Nature and frequency of maintenance	Inspection / Testing Authority
12.1 Early warning systems			
Self contained smoke alarms – 240 volt powered	Solution A1 (a) of this code	Monthly inspection to test operation. Replace backup battery when test indicates low battery. Replace complete units at ten year intervals.	Building owner/ occupier
Self contained smoke alarms – lithium battery powered	Solution A1(a) of this code	Six -monthly inspection to test operation. Replace complete units at five year intervals.	Building owner/ occupier
Detection and alarm systems	Solution A1(b) of this code and Specification E2.2a of Vol One of the BCA.	Test Monthly as prescribed in AS 1851.8. Test Weekly if connected to the Fire Control Station as prescribed in AS 1851.8.	Licensed Fire detection systems contractor
Fire alarm signal	Solution A1(b) of this code and Specification E2.2a of Vol One of the BCA.	Monthly test as prescribed in AS 1851.8. Weekly if connected to the Fire Control Station as prescribed in AS 1851.8.	Licensed fire detection systems contractor
Secondary batteries in buildings	Solution A1(b) of this code and AS1670.1.	Quarterly testing as prescribed in AS2676.1-1992 and AS2676.2-1992	Licensed fire detection systems contractor

Measures to be maintained	Deemed-to-satisfy installation standards	Nature and frequency of maintenance	Inspection / Testing Authority
Interconnection of fire safety systems	Refer to specific requirements for each interconnected system	Annual test of interconnection of all fire and safety systems for correct operation under automatic alarm (not simulation)	Licensed fire detection systems contractor
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	Deemed-to-satisfy installation standards	Nature and frequency of maintenance	Inspection / Testing Authority
Latches and automatic closing or unlocking devices to doors to required exits	Solution A5 of this code	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.	Licensed Passive Fire Equipment Contractor- Restricted Licence Type 2 - installation, maintenance and general repair of fire doors and fire shutters for a building.
Doors and doorsets in *required exits*	Solution A5 of this code.	Three monthly inspection to ensure that doors are operable and are clear of obstructions as prescribed in AS1851.7. .	Licensed Passive Fire Equipment Contractor -
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			
Illuminated exit signs – self contained	Solution A7 of this code; Clause E4.4 of BCA Volume One and AS/NZS 2293.1 & 3.	Six monthly as prescribed in AS/NZS 2293.2	Licensed electrician

Measures to be maintained	Deemed-to-satisfy installation standards	Nature and frequency of maintenance	Inspection / Testing Authority
Illuminated exit signs – central system	Solution A7 of this code and AS/NZS 2293.1 & 3	Six monthly testing as prescribed in AS/NZS 2293.2	Licensed electrician
12.8 Portable fire extinguishers			
Portable fire extinguishers	Solution A8 of this code.	Six monthly as prescribed in AS 1851.1	Licensed fire fighting appliances contractor
12.9 Fire hose reels			
Fire hose reel systems	Solution A9 of this code.	Six monthly as prescribed in AS 1851.2.	Licensed fire fighting appliances contractor
Fire hose reel pump	Solution A9 of this code.	Monthly as prescribed in AS1851.2.	Licensed fire fighting appliances contractor
12.10 Fire Fighting Water Supply			
Fire hydrants	Solution A10 of this code.	Six monthly as prescribed in AS 1851.4	Licensed fire fighting appliances contractor
12.11 Smoke hazard management			
Supply and return air fans	Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2	Quarterly as prescribed in AS 1851.6 Appendix B2 for a level 1 routine.	Mechanical services contractor
Smoke spill and air pressurisation fans	Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2	Yearly as prescribed in AS1851.6 Appendix B2 for a level 1 routine	Mechanical services contractor
Induction motors, fan drives with frequent use	Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2	Quarterly as prescribed in AS1851.6 Appendix B3 for a level 1 routine	Mechanical services contractor
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

Measures to be maintained	Deemed-to-satisfy installation standards	Nature and frequency of maintenance	Inspection / Testing Authority
Batteries for fire/smoke control services – vented cell	Solution A11 of this Code; AS2676.2/NZS 4512	As prescribed in AS1676.1/NZS 4512 for a level 1 routine	Mechanical services contractor
Batteries for fire/smoke control services – sealed cells	Solution A11 of this Code; AS2676.2/NZS 4512	As prescribed in AS1676.2/NZS 4512 for a level 1 routine	Mechanical services contractor
Fire dampers (thermal)	Solution A11 of this Code; AS 1682.1, AS 1682.2 and AS/NZS 1668.1	Five-yearly as prescribed in AS1851.6 Appendix B4 for a level 1 routine	Mechanical services contractor
Fire mode air dampers for smoke-spill, fresh air and recycle air, complete with their automatic gear	Solution A11 of this Code; AS 1682.1, AS 1682.2 and AS/NZS 1668.1	Yearly as prescribed in AS1851.6 Appendix B5 for a level 1 routine	Mechanical services contractor
Automatic smoke detectors for fire/smoke control services (AS1670 system)	Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2 and AS1670	Monthly as prescribed in AS1851.8/NZS4512 for a level 1 routine	Mechanical services contractor
Air filters	Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2	Yearly as prescribed in AS1851.6/NZS4512 Appendix B6 for a level 1 routine	Mechanical services contractor
Electric duct heaters	Solution A11 of this Code and AS/NZS 1668.1	Two-yearly as prescribed in AS1851.6 Appendix B7 for a level 1 routine	Mechanical services contractor
Kitchen exhaust systems including grease filters	Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2	Yearly as prescribed in AS1851.6 Appendix B8 for a level 1 routine	Mechanical services contractor
Air-handling changeover under fire/smoke conditions	Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2	Yearly as prescribed in AS1851.6 Appendix B9 for a level 1 routine	Mechanical services contractor
Fire-isolated escape routes protected by air-pressurisation systems	Solution A11 of this Code; Specification E2.2 of Volume 1 of Building Code of Australia	Yearly as prescribed in AS1851.6 Appendix B10 for a level 1 routine	Mechanical services contractor
Automatic smoke/heat venting systems	Solution A11 of this Code; Part E2 of Volume 1 of Building Code of Australia and AS/NZS 1668.1.	As prescribed in AS1851.5 for a level 1 routine	Mechanical services contractor
Outdoor air intakes	Solution A11 of this Code; AS/NZS 1668.1 and AS 1668.2	Monthly as prescribed in AS1851.6 Appendix B11 for a level 1 routine	Building owner/ occupier

Measures to be maintained	Deemed-to-satisfy installation standards	Nature and frequency of maintenance	Inspection / Testing Authority
Smoke Detectors (not forming part of an AS 1670 system)	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	Six monthly as prescribed in AS 1851.8 for smoke detectors	Licensed Fire detection systems contractor
Make up air provisions including louvres and automatic doors	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	Annual testing for actuation, obstruction and operation in conjunction with the relevant smoke hazard management system	Mechanical services contractor
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

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

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*

		Bedroom doors without self closing door mechanisms	**Bedroom doors have self closing door mechanisms fitted**		
		All Types of Building Construction	**Type of Building Construction**		
			Type B or C construction	*Type A construction*	*Type A, B or C construction* with sprinklers
Level of Supervision Ratio	1:1	30	60	60	60
	1:2	0	25	25	60
	1:3	0	15	15	54
	1:4	0	10	10	38
	1:5	0	6	6	29
	1:6	0	4	4	23
	1:7	0	2	2	19
	1:8	0	1	1	15
	1:9	0	0	0	13
	1:10	0	0	0	11

Schedule 4 – Maximum *exit* distances (m) for *budget accommodation buildings* with a floor area greater than 300m^2

Type of Building Construction		
Type B or C construction	*Type A construction*	*Type A, B or C construction* with sprinklers
30	60	60