



# Queensland Development Code

Mandatory Part 3.7– Farm buildings and vehicle  
storage farm sheds

Version 2

Commenced on 8 December 2023



**Queensland**  
Government

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## Guide to using the Queensland Development Code part

### Overview

This guide is intended to provide information to help readers understand the *Queensland Development Code*, Mandatory Part 3.7 – Farm buildings (*QDC* part or *QDC* MP 3.7), which is a mandatory part of the code.

### Building Code of Australia

The *Building Code of Australia* (*BCA*) refers to volumes 1 and 2 of the National Construction Code (*NCC*) as defined in section 12 of the *Building Act 1975*.

### Queensland Development Code

The *Queensland Development Code* (*QDC*) is a compilation of mandatory and non-mandatory parts, that consolidate Queensland specific building standards. The *QDC* covers Queensland matters which are outside the scope of, and in addition to the *BCA*.

### Relationship between the Building Code of Australia and the Queensland Development Code

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*, which are building solutions that are deemed to meet the *Performance Requirements*.

Under section 35 of the *Building Act 1975*, if a part of the *QDC* is inconsistent with the *BCA*, that *QDC* part prevails to the extent of the inconsistency. This section allows a part of the *QDC* to vary and take precedence over specific requirements in the *BCA*. In particular, section 35 allows a part of the *QDC* to vary *Performance Requirements* in the *BCA* by setting performance criteria that replace or vary the *BCA Performance Requirements*. The section also allows a part of the *QDC* to vary compliance solutions for particular *BCA Performance Requirements* by setting *Acceptable Solutions* that differ from the *Deemed-to-Satisfy Provisions* for those *Performance Requirements*.

Where a requirement of the *BCA* is not varied by a part of the *QDC*, that requirement continues to apply.

### Terminology

The following terms are used interchangeably between the *BCA* and *QDC*:

Building Code of Australia	Queensland Development Code
<i>Performance Requirements</i>	<i>Performance Criteria</i>
<i>Deemed-to-Satisfy Provisions</i>	<i>Acceptable Solution</i>

### Approval of the Queensland Development Code 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 amended version of the *QDC* part is set out in Schedule 7 of the Building Regulation 2021.

## Chapter 1 Preliminary

### 1 Name of the Queensland Development Code part

This QDC part may be cited as the 'Queensland Development Code Mandatory Part 3.7 – Farm buildings and vehicle storage farm sheds'.

### 2 Purpose

The purpose of this QDC part is to vary particular requirements that apply in the Part I3 of the *Building Code of Australia (BCA)* for farm buildings and farm sheds, as defined in the BCA, to ensure the requirements are appropriate in Queensland.

### 3 Commencement

This version of QDC MP 3.7 commences on 8 December 2023 and replaces MP 3.7 – Farm buildings published on 1 June 2015.

**Table 1 - Commencement**

Version	Publication date	Commencement date	Changes
1	1 June 2015	1 June 2015	Establishment of this part
2	21 November 2023	8 December 2023	Updates and additions to definitions, updates to legislative, BCA and AS references and additions to performance requirements and solutions (particularly A3/P3)

### 4 Application

This QDC part applies to *building work* for:

- (a) particular *Class 7* and *Class 8 farm buildings*:
  - (i) a *high occupancy farm building*; or
  - (ii) a *low occupancy farm building*; or
  - (iii) a *vehicle storage farm building*; and
- (b) particular *Class 7 vehicle storage farm sheds*.

These types of buildings are defined in this QDC part and the *Performance Criteria* are set out in the table below.

**Table 2 – Application of QDC MP 3.7**

Application	Performance Criteria						
	P1	P2	P3	P4	P5	P6	P7
High occupancy farm building		✓	✓				
Low occupancy farm building	✓	✓	✓	✓	✓	✓	
Vehicle storage farm building		✓	✓		✓		✓
Vehicle storage farm shed		✓					✓

### Where this QDC part does not apply to a *farm building* or a *vehicle storage farm shed*

This 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 *BCA*.

*Performance Criteria* P1 to P7 do not apply to the *building work* if C3D4, E1D4 to E1D13, E1D17 or Specification 17 of the *BCA* (NCC, volume 1) 2022, provide building solutions for *Performance Requirements* that apply to the work under the *BCA* 2022.

Note: C3D4, E1D4 to E1D13, E1D17 and Specification 17 of the *BCA* (NCC, volume 1) 2022, are *Deemed-to-Satisfy Provisions* in the *BCA* 2022. In order for building work to comply with E1D17 of the *BCA* (NCC, volume 1) 2022, provision for special fire hazards must be made.

## 5 Compliance

This QDC part is a building assessment provision under section 30(d) of the *Building Act 1975*. Additionally, section 34A states that if the building development application satisfies compliance with the building assessment provisions, the assessment manager must approve the application.

Note: The provisions of the *BCA* are also building assessment provisions.

Compliance with QDC parts is governed by section 14 of the *Building Act 1975*.

Section 14 of the *Building Act 1975* provides that *building work* complies with the QDC only if it complies with all relevant *Performance Requirements* under this QDC part. The *building work* complies with a relevant *Performance Requirement* only if it achieves a relevant building solution under this QDC part for the requirement. This is achieved by:

- (a) complying with the *Acceptable Solutions* under this QDC part for the *Performance Requirement*; or
- (b) formulating a *Performance Solution* which complies with the *Performance Criteria* or is shown to be at least equivalent to the relevant requirement; or
- (c) a combination of (a) and (b).

Note: This QDC part contains seven *Performance Criteria* (P1-P7) and seven *Acceptable Solutions* (A1-A7).

## 6 Variation to the Building Code of Australia

Part I3 of the *BCA* (NCC, volume 1) 2022 and the *BCA* 2022 definitions for 'farming', a 'farm building' and 'farm shed' do not apply in Queensland and are replaced by this QDC part.

This QDC part contains seven *Performance Criteria* (P1-P7) and seven *Acceptable Solutions* (A1-A7). The *Performance Criteria* and *Acceptable Solutions* vary some, but not all, of the *Performance Requirements* and *Deemed-to-Satisfy Provisions* in the *BCA 2022* that apply to *buildings* that fall within the definition of 'farm building' or 'vehicle storage farm shed' in this QDC part.

F4D4 of the *BCA* (NCC, volume 1) 2022 does not apply to a *vehicle storage farm shed*.

For further clarity please see information under the Chapter 1, Section 7: Explanatory information heading below.

## 7 Explanatory information

This QDC part contains seven *Performance Criteria* (P1-P7) and seven *Acceptable Solutions* (A1-A7).

The *Performance Criteria* and *Acceptable Solutions* vary some, but not all, of the *Performance Requirements* and *Deemed-to-Satisfy Provisions* in the *BCA 2022* that apply to building work for *Class 7* or *Class 8 buildings* that fall within the definitions of a *farm building* or a *vehicle storage farm shed* in this QDC part.

Some of the *Performance Criteria* in this QDC part simply replicate wholly or in part particular *Performance Requirements* of the *BCA 2022* that apply in this QDC part to a *farm building* or *vehicle storage farm shed*.

Example: P1 deals with access and egress. It states that *building work* must comply with D1P2 to D1P6 of the *BCA* (NCC, volume 1) 2022. In doing so, P1 simply replicates the requirements in D1P2 to D1P6 and does not vary those requirements and those requirements continue to apply. However the corresponding *Acceptable Solution* A1 in this QDC part varies the *BCA* provisions for these *buildings*.

Other *Performance Criteria* in this QDC part vary particular *Performance Requirements* of the *BCA 2022* that apply to *building work* for *Class 7* or *Class 8 buildings* that fall within the definitions in this QDC of a *farm building* or a *vehicle storage farm shed*.

Example: In contrast to P1, P3 varies the *Performance Requirements* in E1P3 of the *BCA* (NCC, volume 1) by providing an alternative water supply for fire-fighting equipment. The corresponding *Acceptable Solution* A3(2) in this QDC part provides alternative methods which can be used to facilitate the needs of the *fire brigade* for the provision of a fire hydrant system and water supply for particular *farm buildings* or *vehicle storage farm sheds*.

Where a *Performance Requirement* in the *BCA 2022* applies to *building work* for a *farm building* or *vehicle storage farm shed*, as defined by this QDC part, is not replicated, varied or replaced by this QDC part, it continues to apply under the *BCA*.

## 8 Referral agency

### What is a referral agency?

A referral agency is the entity defined in section 54(2) of the *Planning Act 2016* and Schedule 9 of the *Planning Regulation 2017*, as a referral agency for development applications pertinent to this QDC part.

### What is the role of a referral agency?

The role of a referral agency is to provide advice on and conduct assessments for compliance related matters pertinent to a particular part.

### Who is the referral agency for this part?

Under Table 3, Division 3, Part 3, Schedule 9 of the *Planning Regulation 2017*, Queensland Fire and Emergency Service (QFES) are the referral (advice) agency for a building development application involving *building work* for a *farm building*, if:

- (a) QDC MP 3.7, *Performance Criteria* P1 applies to the *building work* and the *building work* includes a *Performance Solution* assessed against P1; or

- (b) QDC MP 3.7, *Performance Criteria P3* applies to the *building work* and the *building work*:
- (i) does not comply with *Acceptable Solution A3(1)(a)(ii)*, (2), (3) or (4); or
  - (ii) includes a *Performance Solution* assessed against *Performance Criteria P3*.

## 9 Associated requirements

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

- *Building Act 1975*
- Building Code of Australia (BCA) 2022
- Building Fire Safety Regulation 2008
- Building Regulation 2021
- *Planning Act 2016*
- Planning Regulation 2017

## 10 Referenced standards

The table below sets out the number, year and title of each Australian Standard referred to in this QDC part. The Australian Standards are the editions as amended from time to time by Standards Australia and as referenced by the *BCA*.

**Table 3 – Referenced standards**

Number	Year	Title
AS 1657	2018	Fixed Platforms, walkways, stairways and ladders - Design, construction and installation
AS/NZS 2293.1, as amended by Amendment No. 1	2018	Emergency escape lighting and exit signs for buildings Part 1: System design, installation and operation
AS/NZS 2293.3, as amended by Amendment No. 1	2018	Emergency escape lighting and exit signs for buildings Part 3: Emergency escape luminaires and exit signs
AS 2419.1, as amended by Amendment No. 1	2005	Fire hydrant installations, Part 1: System design, installation and commissioning
AS 2419.1	2021 <sup>1</sup>	Fire hydrant installations, Part 1: System design, installation and commissioning
AS 2444	2001	Portable fire extinguishers and fire blankets - Selection and location
AS 1530.1	1994	Methods for fire tests on building materials, components and structures, Part 1: Combustibility test for materials

<sup>1</sup> The 2021 version of AS 2419.1 is only applicable to Acceptable Solution A3(5). The 2005 version, applies to all other references to this AS.

## 11 Definitions

Note: the format of the definitions reflects the source document they have been accessed from. This results in some inconsistencies in the numbering conventions.

**Acceptable Solution**<sup>2</sup> for a particular *Performance Criteria*, means the relevant *Acceptable Solution* for the *Performance Criteria* stated in the *QDC*.

**Accessible**<sup>3</sup> means having features to enable use by people with a disability.

**Building**<sup>4</sup> means—

1. A *building* is a fixed structure that is wholly or partly enclosed by walls or is roofed.
2. The term includes a floating building and any part of a building.

**Building Code of Australia (BCA)**<sup>5</sup>

- (1) The *Building Code of Australia* (or *BCA*) is the document called 'National Construction Code', Volume 1 and Volume 2 (including the Queensland Appendixes) published by the entity known as the Australian Building Codes Board (the board).
- (2) The reference to the document called 'National Construction Code' in subsection (1) includes the edition of the code as amended from time to time by amendments published by the board.

**Building work**<sup>6</sup> means:

- (1) *Building work* is—
  - (a) building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a *building* or other structure; or
  - (b) excavating or filling—
    - (i) for, or incidental to, the activities mentioned in paragraph (a); or
    - (ii) that may adversely affect the stability of a *building* or other structure, whether on the land on which the *building* or other structure is situated or on adjoining land; or
  - (c) supporting, whether vertically or laterally, land for activities mentioned in paragraph (a); or
  - (d) other work regulated under the building assessment provisions.
- (2) For subsection (1)(d), work includes a management procedure or other activity relating to a *building* or structure even though the activity does not involve a structural change to the *building* or structure.

Examples—

- a management procedure under the fire safety standard relating to a budget accommodation building
- a management procedure under the fire safety standard (RCB) relating to a residential care building

**Class**<sup>7</sup> for a *building* or structure, means its particular *BCA* classification.

Note: *BCA* classification is determined in Part A6 of the *BCA* (NCC, volume 1) 2022.

**Combustible**<sup>8</sup> applied to—

- (a) a material — means *combustible* as determined by AS 1530.1; and
- (b) construction or part of a *building* — means constructed wholly or in part of *combustible* materials.

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<sup>2</sup> Schedule 10 of the Building Regulation 2021

<sup>3</sup> Schedule 1 of the BCA 2022

<sup>4</sup> Schedule 2 of the *Building Act 1975*

<sup>5</sup> Section 12 of the *Building Act 1975*

<sup>6</sup> Section 5 of the *Building Act 1975*

<sup>7</sup> Schedule 2 of the *Building Act 1975*

<sup>8</sup> Schedule 1 of the BCA 2022

**Deemed-to-Satisfy Provision**<sup>9</sup> means provisions which are deemed to satisfy the *Performance Requirements*.

**Deemed-to-Satisfy Solution**<sup>10</sup> means a method of satisfying the *Deemed-to-Satisfy Provisions*.

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

**Exit**<sup>11</sup> means—

- (a) 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.
- (b) A horizontal exit or a fire-isolated passageway leading to a horizontal exit.

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

*Examples of produce—*

*eggs, milk, wool*

**Farm building**<sup>12</sup> 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—*

- A *Class 7 building* that is primarily used for housing three or more *farm vehicles* includes a *building* used primarily for housing a tractor, a harvester, a quad bike and a utility truck.
- A *Class 8 building* that is primarily used for *farming* includes a *building* used primarily for keeping pigs, packing eggs or milking cows.

Note: There are three 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**<sup>13</sup> means the use of land for one or more of the following:

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

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<sup>9</sup> Schedule 1 of the BCA 2022

<sup>10</sup> Schedule 1 of the BCA 2022

<sup>11</sup> Schedule 1 of the BCA 2022

<sup>12</sup> Section 88 of the Building Regulation 2021

<sup>13</sup> Section 88 of the Building Regulation 2021

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 implements** are tools used by farmers to carry out *farming* activities.

*Examples:* a cutlass, rake, file, sickle, spade, shovel, hoe, pruning saw

**Farm vehicle**<sup>14</sup> means a vehicle used in connection to *farming*.

*Examples:* A tractor, a harvester, a quad bike, a utility truck

**Fire brigade**<sup>15</sup> means a statutory authority constituted under an Act of Parliament having as one of its functions, the protection of life and property from fire and other emergencies.

**Fire brigade station**<sup>16</sup> means a state or territory government operated premises which is a station for a *fire brigade*.

**Fire compartment**<sup>17</sup> means either

- (a) the total space of a *building*; or
- (b) when referred to in—
  - (i) the *Performance Requirements* — any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or
  - (ii) the *Deemed-to-Satisfy Provisions* — any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the *Deemed-to-Satisfy Provisions* of the relevant Part.

**Fire hazard**<sup>18</sup> 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.

**Floor area**<sup>19</sup> means—

- (a) in relation to a *building* — the total area of all *storeys*; 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 contributes to the fire load or 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 internal finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting; and
- (d) in relation to a *fire compartment* — the total area of all floors within the *fire compartment* measured within the finished internal surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load; and

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<sup>14</sup> Schedule 1 of the BCA 2022

<sup>15</sup> Schedule 1 of the BCA 2022

<sup>16</sup> Schedule 1 of the BCA 2022

<sup>17</sup> Schedule 1 of the BCA 2022

<sup>18</sup> Schedule 1 of the BCA 2022

<sup>19</sup> Schedule 1 of the BCA 2022

- (e) in relation to an atrium — the total area of all floors within the atrium measured within the finished surfaces of the bounding construction and if no bounding construction, within the external walls

**High occupancy farm building** means a *farm building* used primarily for *farming* that is designed to accommodate:

- (a) more than six people, where the *floor area* is 1200m<sup>2</sup> or less; or  
(b) more than one person per 200m<sup>2</sup>, when the *floor area* is more than 1200m<sup>2</sup>.

Examples for paragraph (b):

- a *farm building*, used primarily for *farming*, that has a floor area of 1400m<sup>2</sup> 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 1700m<sup>2</sup> is a *high occupancy farm building* if it is designed to accommodate more than 8 people.

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

- (a) six people or less, where the *floor area* is 1200m<sup>2</sup> or less; or  
(b) one person per 200m<sup>2</sup>, when the *floor area* is more than 1200m<sup>2</sup>.

Examples for paragraph (b):

- a *farm building*, used primarily for *farming*, that has a floor area of 1400m<sup>2</sup> is a *low occupancy farm building* if it is designed to accommodate 7 people or less
- a *farm building*, used primarily for *farming*, that has a floor area of 1700m<sup>2</sup> is a *low occupancy farm building* if it is designed to accommodate 8 people or less.

**Non-combustible**<sup>20</sup>, applied to:

- (a) a material — means not deemed *combustible* as determined by AS 1530.1; or  
(b) construction or part of a *building* — means constructed wholly of materials that are not deemed *combustible*.

**Non-illuminated exit sign** means an exit sign that complies with the requirements for an externally illuminated exit sign set out in AS 2293.3-2018, other than clause 3.4.4.

**Performance Criteria**<sup>21</sup> for *building work*, means the particular *Performance Criteria* for the *building work* stated in the QDC.

**Performance Requirement/s**<sup>22</sup> means any of the following—

- (a) the *Performance Requirements* under the *BCA*;  
(b) the *Performance Criteria* under the QDC;  
(c) a requirement for the assessment of *building work* for which a discretion may need to be exercised under this Act.

**Performance Solution**<sup>23</sup> means a material, system, method of building or other thing, other than the following, intended to be used by a person to comply with relevant *Performance Requirements*—

- (a) if the relevant *Performance Requirements* are under the *BCA*—a building solution under the *BCA* that complies with the *Deemed-to-Satisfy Provisions* under the *BCA* for the *Performance Requirements*;

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<sup>20</sup> Schedule 1 of the *BCA 2022*

<sup>21</sup> Schedule 10 of the *Building Regulation 2021*

<sup>22</sup> Schedule 2 of the *Building Act 1975*

<sup>23</sup> Schedule 2 of the *Building Act 1975*

- (b) if the relevant *Performance Requirements* are under *QDC*—an *Acceptable Solution* under the *QDC* for the *Performance Requirements*.

**Queensland Development Code (QDC)<sup>24</sup>**

- (1) The *Queensland Development Code* (or *QDC*) is the parts, or aspects of the parts, of the document called ‘*Queensland Development Code*’ that are prescribed by regulation.
- (2) A regulation made under this section must state the day on which the part or aspect of the part takes effect.
- (3) The chief executive must publish the *Queensland Development Code* on the department’s website.

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

**Required<sup>25</sup>** means required to satisfy a *Performance Requirement* or a *Deemed-to-Satisfy Provision* of the *BCA* as appropriate.

**Storey<sup>26</sup>** 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 three vehicles; or
  - (iv) a combination of the above; or
- (b) a mezzanine.

**Vehicle storage farm building** means a *farm building*, used primarily for housing three or more *farm vehicles*, that is designed to accommodate:

- (a) three or more *farm vehicles*; and
- (b) either—
- (i) if the *floor area* of the *farm building* is no more than 1200 m<sup>2</sup>— no more than six persons; or
  - (ii) otherwise—no more than one person per 200 m<sup>2</sup> 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 1400m<sup>2</sup> is a *vehicle storage farm building* if it is designed to accommodate at least 3 *farm vehicles* and 7 people or less
- a *farm building*, used primarily for housing 3 or more *farm vehicles*, that has a *floor area* of 1700m<sup>2</sup> is a *vehicle storage farm building* if it is designed to accommodate at least 3 *farm vehicles* and 8 people or less.

**Vehicle storage farm shed** means a single *storey Class 7 building* situated on land that is used primarily for *farming*, used exclusively for storing three or more *farm vehicles* and associated *farm implements*, with a *floor area* greater than 500m<sup>2</sup> and not more than 2,000m<sup>2</sup>, where:

- (a) the *building* is designed to be occupied neither frequently nor for extended periods by people; and
- (b) the *building* must be constructed of *non-combustible* materials; and
- (c) storage of *combustible* products, including fuels, oils, and lubricants, is not permitted within the *building*; and
- (d) hot works and heavy maintenance activity is prohibited within the *building*; and

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<sup>24</sup> Section 13 of the *Building Act 1975*

<sup>25</sup> Schedule 1 of the *BCA 2022*

<sup>26</sup> Schedule 1 of the *BCA 2022*

- (e) the *building* must be:
  - (i) fully open on all sides; and
  - (ii) positioned no less than 6m from any of the following:
    - (A) storage of any *combustible* materials such as timber, hay bales, or the like; and
    - (B) live electrical equipment such as electrical fences/utility poles or the like that are placed around the property; and
    - (C) burning incinerator drums; and
    - (D) other *farm buildings*; and
    - (E) vegetation and planting (crops).

Note: a *vehicle storage farm shed* is **not** a *farm building* mentioned in the definition *farm building*, paragraph (b).

**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

### 1 Access and egress

#### Application

- (1) P1 applies to *building work* for a *low occupancy farm building*.
- (2) The circumstances where this QDC part does not apply are set out in Chapter 1, Section 4: Application.

#### P1 Performance Criteria

- (1) The *building work* must comply with D1P2 to D1P6 of the *BCA* (NCC, volume 1) 2022.

#### A1 Acceptable Solution

- (1) The *building work* must comply with:
  - (a) D3D14, D3D15, D3D17 to D3D22 of the *BCA* (NCC, volume 1) 2022; or
  - (b) AS 1657-2018.
- (2) Also, the *building work* must comply with D3D16 of the *BCA* (NCC, volume 1) 2022.
- (3) However, if an area in the *building* is not *required* under D4D5 of the *BCA* (NCC, volume 1) 2022 to be *accessible*— D3D16 of the *BCA* (NCC, volume 1) 2022, is varied to allow a *vermin barrier* no higher than 700mm to be provided in the area.

### 2 Fire hose reels and extinguishers

#### Application

- (1) P2 applies to *building work* for:
  - (a) a *low occupancy farm building*; or
  - (b) a *high occupancy farm building*; or
  - (c) a *vehicle storage farm building*; or
  - (d) a *vehicle storage farm shed*.
- (2) The circumstances where this QDC part does not apply are set out in Chapter 1, Section 4: Application.

#### P2 Performance Criteria

- (1) The *building work* must comply with E1P1 and E1P2 of the *BCA* (NCC, volume 1) 2022.

#### A2 Acceptable Solution

- (1) The *building work* must comply with:
  - (a) E1D3 and E1D14 of the *BCA* (NCC, volume 1) 2022; or
  - (b) A2(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<sup>2</sup> of *floor area*, or part of the area, of the *building*.

## 3 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 farm building*; or
  - (c) a *vehicle storage farm building*.
- (2) The circumstances where this QDC part does not apply are set out in Chapter 1, Section 4: Application.

### P3 Performance Criteria

- (1) The *building work* must comply with E1P3 of the BCA (NCC, volume 1) 2022, which is 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*.

### A3 Acceptable Solution

- (1) The *building work* must comply with:
- (a) either:
    - (i) E1D2 of the BCA (NCC, volume 1) 2022, except for reference to AS 2419.1, which is replaced by the 2005 version for the purpose of A3(1)(a)(i); or
    - (ii) E1D2 of the BCA (NCC, volume 1) 2022 except for reference to AS 2419.1, which is replaced by the 2005 version for the purpose of A3(1)(a)(ii), varied so the reference in section 4 of AS 2419.1-2005, to '4 hours' for water supply is replaced by a reference to '2 hours'; or
    - (iii) A3(2); or
    - (iv) A3(3); or
    - (v) A3(4); and
  - (b) A3(5).
- (2) The *building work* complies with this subsection if an on-site water storage tank is provided for the *farm building*, and the tank:
- (a) complies with clause 2.1.3 of AS 2419.1-2005; and
  - (b) complies with the following clauses in section 5 (Water storage) of AS 2419.1-2005,
    - (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 fire-fighting purposes at all times; and
  - (d) is situated so as to enable emergency services vehicles access to within 4m; and
  - (e) is located within 60m of the *farm building* and so no point of the *building* is more than 90m from the tank, measured around the perimeter of the building; and
  - (f) 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 a *fire brigade station* is not more than 50km from the *farm building* as measured along roads—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 two or more on-site water storage tanks are provided for the *farm building*, each of which complies with the requirements in A3(2)(a), (b), (c), (d) and (f); and
- (a) is located:
    - (i) within 60m of the *farm building* and so 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) The *building work* complies with this subsection if an on-site water supply provided for the *farm building*:
- (a) is located on the same allotment as an access point to the water supply, and
  - (b) has a minimum capacity of 144 000 litres that is available for fire-fighting purposes at all times; and
  - (c) is situated so as to enable emergency services vehicles access to within 4m; and
  - (d) is located within 60m of the *farm building* and not more than 90m from any part of the *building*, measured around the perimeter of the building; and
  - (e) for the purposes of A3(4)(b), water supply for a *farm building* must consist of one or any number of the following:
    - (i) a dam; or
    - (ii) a reservoir; or
    - (iii) a river; or
    - (iv) a lake; or
    - (v) a bore; or
    - (vi) a sea.
- (5) For the purposes of A3(1), (2), (3) and (4) the adequacy and quality of the water supply must be in accordance with clauses 4.1.2 and 4.1.3.1 of AS 2419.1 2021.
- (6) To remove doubt:

- (a) an on-site water storage tank mentioned in A3(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; and
- (b) there is no requirement for a permanent, dedicated fire-fighting water supply for a *vehicle storage farm shed* that is fully compliant with that definition in this QDC part.

## 4 Emergency lighting

### Application

- (1) P4 applies to *building work* for a *low occupancy farm building*.
- (2) The circumstances where this QDC part does not apply are set out in Chapter 1, Section 4: Application.

### P4 Performance Criteria

- (1) The *building work* must comply with E4P1 of the BCA (NCC, volume 1) 2022.

### A4 Acceptable Solution

- (1) An emergency lighting system must be installed in the *building* in accordance with E4D2 of the BCA (NCC, volume 1) 2022.
- (2) However, an emergency lighting system need not be installed in the *building* if the *building*:
  - (a) has no artificial lighting because A6(2) applies to the *building work* for the *building*; or
  - (b) has artificial lighting that:
    - (i) has operable battery backup; and
    - (ii) is connected to an automatic backup fuel-driven power generator that provides a source of power for the lighting in the event of an interruption to the supply of electricity for the lighting.

## 5 Exit signs

### Application

- (1) P5 applies to *building work* for:
  - (a) a *low occupancy farm building*; or
  - (b) a *vehicle storage farm building*.
- (2) The circumstances where this QDC part does not apply are set out in Chapter 1, Section 4: Application.

### P5 Performance Criteria

- (1) The *building work* must comply with E4P2 of the BCA (NCC, volume 1) 2022.

### A5 Acceptable Solution

- (1) The *building work* must comply with E4D8 of the BCA (NCC, volume 1) 2022.
- (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 A5(3) instead of E4D8 of the BCA (NCC, volume 1) 2022.
- (3) The *building work* complies with this subsection if:

- (a) every *required exit* under the *BCA* (NCC, volume 1) 2022 has a *non-illuminated exit sign* that is installed in accordance with clauses 5.5, 5.6, 5.8 and 2.6 of AS 2293.1-2018, and clause 5.8.2 of AS 2293.3-2018; 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*.

## 6 Artificial lighting

### Application

- (1) P6 applies to *building work* for a *low occupancy farm building*.
- (2) The circumstances where this QDC part does not apply are set out in Chapter 1, Section 4: Application.

### P6 Performance Criteria

- (1) The *building work* must comply with F6P2 of the *BCA* (NCC, volume 1) 2022.

### A6 Acceptable Solution

- (1) The *building work* must comply with F6D5 of the *BCA* (NCC, volume 1) 2022.
- (2) Artificial lighting need not be provided for the *building* 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*.

## 7 Additional requirements for vehicle storage farm buildings and vehicle storage farm sheds

### Application

- (1) P7 applies to *building work* for:
  - (a) a *vehicle storage farm building*; or
  - (b) a *vehicle storage farm shed*.
- (2) The circumstances where this QDC part does not apply are set out in Chapter 1, Section 4: Application.

### P7 Performance Criteria

- (1) The *building work* must:
  - (a) either comply with:
    - (i) the requirements in D4 of the *BCA* (NCC, volume 1) 2022, stated for a *Class 7(a) building*; or
    - (ii) the requirements in the *BCA* (NCC, volume 2) 2022 stated for a *Class 10(a) building*; and
  - (b) for the purpose of P7(1)(a)(i), *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*.

Note:

- P7 applies to a *vehicle storage farm building* in addition to P2, P3 and P5.
- P7 applies to a *vehicle storage farm shed* in addition to P2.
- P7 is intended to allow a *Class 7(a) building* that is a *vehicle storage farm building* or a *vehicle storage farm shed* to be designed to meet some of the requirements for a *Class 10a building*.

## A7 Acceptable Solution

- (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 D4 of the *BCA (NCC, volume 1) 2022* stated for a *Class 7(a) building*; or
- (ii) the *Deemed-to-Satisfy Provisions* in the *BCA (NCC, volume 2) 2022*, stated for a *Class 10(a) building*; and
- (iii) A7(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 two *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 A7(2)(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.