



# Queensland Development Code

## Part 3.7 - Farm buildings

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# Guide to using the QDC part

## Overview

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

## What is the Queensland Development Code (or QDC)

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

## Approval and commencement of the QDC part

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

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

## What buildings does the QDC part apply to

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

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

Application		Performance criteria						
		P1	P2	P3	P4	P5	P6	P7
1	A high occupancy farm building		X	X				
2	A low occupancy farm building	X	X	X	X	X	X	
3	A vehicle storage farm building		X	X		X		X

### ***How to comply with the QDC generally and the QDC part in particular***

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

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

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

### ***Relationship between the BCA and the QDC***

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

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

### ***How the QDC part varies the BCA***

#### *Introduction*

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

#### *Performance criteria*

Some of the performance criteria in the QDC part simply replicate particular performance requirements in the BCA that apply to certain farm buildings.

Where the performance criteria in this QDC part are the same as particular performance requirements in the BCA, the acceptable solutions in this part change the deemed-to-satisfy provisions for the performance requirements.

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

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

*Examples—*

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

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

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

*Acceptable solutions*

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

*Examples—*

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

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

**Referral agency**

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

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

Under item 2AB, the QFES is a referral (advice) agency for a building development application involving building work for a farm building, if the building work—

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

***Associated requirements***

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

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

## Chapter 1 Preliminary

### 1 Name of QDC part

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

*Note—*

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

### 2 Purpose

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

### 3 Requirements of BCA not varied

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

*Note—*

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

### 4 Referenced documents

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

Number	Year	Title
AS 1657	2013	Fixed Platforms, walkways, stairways and ladders—Design, construction and installation
AS 2293.1, as amended by Amendment No. 1	2005	Emergency escape lighting and exit signs for buildings Part 1: System design, installation and operation
AS 2293.3	2005	Emergency escape lighting and exit signs for buildings Part 3: Emergency escape luminaires and exit signs
AS 2419.1, as amended by	2005	Fire hydrant installations, Part 1: System design, installation and commissioning

Amendment No. 1		
AS 2444	2001	Portable fire extinguishers and fire blankets— Selection and location

## 5 Definitions

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

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

**building** see the *Building Act*, schedule 2.

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

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

*Note—*

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

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

**class** see the *Building Act*, schedule 2.

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

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

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

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

*Examples of produce—*

eggs, milk, wool

**farm building** means—

- (a) a *class 7 building* situated on land used primarily for *farming*, if the *building* is used primarily for—
  - (i) *farming*; or
  - (ii) housing 3 or more *farm vehicles*; or

- (b) a *class 8 building* situated on land used primarily for *farming*, if the *building* is also used primarily for *farming*.

*Examples for subparagraph (a)(i) or paragraph (b)—*

- a *building* used primarily for keeping pigs
- a *building* used primarily for packing eggs
- a *building* used primarily for milking cows

*Example for subparagraph (a)(ii)—*

a *building* used primarily for housing a tractor, a harvester, a quad bike and a utility truck

*Note—*

There are 3 types of *farm building* for this QDC part. They are—

- a *low occupancy farm building*
- a *high occupancy farm building*
- a *vehicle storage farm building*

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

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

*Examples of a constituent part of a plant—*

a seed, a bulb

*Example of a constituent part of a fungus—*

a fungal spore

- (b) harvesting or packing a thing mentioned in paragraph (a), other than cutting timber or preparing timber for sale;
- (c) keeping *farm animals* for 1 or more of the following purposes—

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

*Examples—*

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

- (ii) selling the animals or their produce;
- (iii) breeding the animals.

***farm vehicle*** means a vehicle used in relation to *farming*.

*Examples—*

a tractor, a harvester, a quad bike, a utility truck



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

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

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

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

- (a) if the *floor area* of the *farm building* is no more than 1200m<sup>2</sup>—more than 6 persons; or
- (b) otherwise—more than 1 person per 200m<sup>2</sup> of the *floor area* of the *farm building*.

*Examples for paragraph (b)—*

- a *farm building*, used primarily for *farming*, that has a *floor area* of 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

*Note—*

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

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

- (a) if the *floor area* of the *farm building* is no more than 1200m<sup>2</sup>—no more than 6 persons; or
- (b) otherwise—no more than 1 person per 200m<sup>2</sup> of the *floor area* of the *farm building*.

*Examples for paragraph (b)—*

- a *farm building*, used primarily for *farming*, that has a *floor area* of 1400m<sup>2</sup> is a *low occupancy farm building* if it is designed to accommodate no more than 7 people
- a *farm building*, used primarily for *farming*, that has a *floor area* of 1700m<sup>2</sup> is a *low occupancy farm building* if it is designed to accommodate no more than 8 people

*Note—*

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

**non-illuminated exit sign** means an exit sign that complies with the requirements for an externally illuminated exit sign set out in AS 2293.3:2005, other than clause 3.4.4.

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

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

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

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

- (a) 3 or more *farm vehicles*; and
- (b) either—
  - (i) if the *floor area* of the *farm building* is no more than 1200m<sup>2</sup>— no more than 6 persons; or
  - (ii) otherwise—no more than 1 person per 200m<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 no more than 7 people
- 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 no more than 8 people

*Note—*

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

**vermin barrier**, for a *building*, means a wall used to prevent vermin from entering the *building* at the floor level of the *building*.

## Chapter 2 Performance criteria and acceptable solutions

### Access and egress

#### Application

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

*Note—*

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

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

#### Performance criteria

##### P1

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

#### Acceptable solution

##### A1

- (1) The *building work* must comply with—
  - (a) the *BCA*, volume 1, D2.13, D2.14, D2.16 and D2.17; or
  - (b) AS 1657:2013.
- (2) Also, the *building work* must comply with the *BCA*, volume 1, D2.15.
- (3) However, if an area in the *building* is not *required* under the *BCA*, volume 1, D3.4 to be *accessible*—the *BCA*, volume 1, D2.15 is varied to allow a *vermin barrier* no higher than 700mm to be provided in the *area*.

## Fire hose reels and fire extinguishers

### Application

- (1) P2 applies to *building work* for—
  - (a) a *low occupancy farm building*; or
  - (b) a *high occupancy building*; or
  - (c) a *vehicle storage farm building*.
- (2) However, P2 does not apply to the *building work* if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

*Note—*

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

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

### Performance criteria

#### P2

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

### Acceptable solution

#### A2

- (1) The *building work* must comply with—
  - (a) the BCA, volume 1, E1.4 and E1.6; or
  - (b) subsections (2) and (3).
- (2) The *building work* complies with this subsection if a *relevant portable fire extinguisher* is provided in each room of the *building* that contains flammable materials or electrical switchboard equipment.
- (3) The *building work* complies with this subsection if—
  - (a) a *relevant portable fire extinguisher* is provided at or adjacent to every *required exit door* in the *building*, in accordance with AS 2444:2001; or

- (b) if at least a third of the perimeter of the *building* has no walls—a *relevant portable fire extinguisher* is provided for each 500m<sup>2</sup> of *floor area*, or part of the area, of the *building*.

## Fire hydrant systems and water supply

### Application

- (1) P3 applies to *building work* for—
- (a) a *low occupancy farm building*; or
  - (b) a *high occupancy building*; or
  - (c) a *vehicle storage farm building*.
- (2) However, P3 does not apply to the *building work* if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

*Note—*

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

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

### Performance criteria

#### P3

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

- (a) fire-fighting operations; and
- (b) the *floor area* of the *building*; and
- (c) the *fire hazard*.

### Acceptable solution

#### A3

- (1) The *building work* must comply with—

- (a) either—
    - (i) the *BCA*, volume 1, E1.3; or
    - (ii) the *BCA*, volume 1, E1.3, varied so the reference in AS 2419.1:2005, section 4 to '4 hours' for water supply is replaced by a reference to '2 hours'; or
  - (b) subsection (2); or
  - (c) subsection (3).
- (2) The *building work* complies with this subsection if an on-site water storage tank is provided for the *building*, and the tank—
- (a) complies with AS 2419.1:2005, clause 2.1.3; and
  - (b) complies with the following clauses in AS 2419.1:2005, section 5 (Water storage)—
    - (i) clause 5.3.2, as if the tank were a fire hydrant pump;
    - (ii) clause 5.4.5, as if the tank were a fire hydrant tank;
    - (iii) the remainder of the clauses in section 5, other than clauses 5.2.4, 5.4.3 and 5.4.6; and
  - (c) provides a minimum capacity of 144 000 litres that is available for fire-fighting purposes at all times; and
  - (d) is located so no point of the *building* is more than 90m from the tank, measured around the perimeter of the *building*; and
  - (e) is fitted with a hard suction outlet that—
    - (i) is located within 10m of the on-site water storage tank; and
    - (ii) has a lift of no more than 4m; and
    - (iii) comprises a 50mm ball valve and 50mm male camlock coupling; and
    - (iv) if the *building* is located within a 40 minute response time from the nearest *fire brigade*—is fitted with a hard suction outlet comprising a female coupling of British Coventry type, having—
      - (A) a 125mm diameter; and
      - (B) a thread size of 3 threads per inch.
- (3) The *building work* complies with this subsection if 2 or more on-site water storage tanks are provided for the *building*, each of which—
- (a) complies with the requirements mentioned in paragraphs (2)(a), (b), (c) and (e); and
  - (b) is located so—

- (i) no point of the *building* is more than 90m from a tank, measured around the perimeter of the *building*; and
  - (ii) each tank is within 300m of another tank.
- (4) To remove doubt, an on-site water storage tank mentioned in subsection (2) or (3) is not taken to be a fire hydrant, a fire hydrant pump, or a fire hydrant tank, under AS 2419.1:2005.

## Emergency lighting

### Application

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

*Note—*

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

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

### Performance criteria

#### P4

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

### Acceptable solution

#### A4

- (1) An emergency lighting system must be installed in the *building* in accordance with the BCA, volume 1, E4.2.
- (2) However, an emergency lighting system need not be installed in the *building* if the *building*—
  - (a) has no artificial lighting because A6(3) applies to the *building work* for the *building*; or
  - (b) has artificial lighting that—

- (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.

## Exit signs

### Application

- (1) P5 applies to *building work* for—
  - (a) a *low occupancy farm building*; or
  - (b) a *vehicle storage farm building*.
- (2) However, P5 does not apply to the *building work* if the BCA, volume 1, C2.3, E1.5, E1.10 or specification E1.5 provide building solutions for performance requirements that apply to the work under the Building Code of Australia (BCA).

*Note—*

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

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

### Performance criteria

#### P5

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

### Acceptable solution

#### A5

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



- (a) every *required exit* under the *BCA*, volume 1 has a *non-illuminated exit sign* that is installed in accordance with AS 2293.1:2005, clauses 6.5, 6.6, 6.8 and 6.9; and
- (b) each sign is clearly visible at all times when the *building* is occupied by any person having the right of legal entry to the *building*.

## Artificial lighting

### Application

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

*Note—*

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

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

### Performance criteria

#### P6

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

### Acceptable solution

#### A6

- (1) The *building work* complies with the *BCA*, volume 1, F4.4.
- (2) However, subsection (3) applies for the *building work* if—
  - (a) the use of artificial lighting may adversely affect—
    - (i) the behaviour or welfare of *farm animals* being kept in the *building*; or
    - (ii) the cultivation or propagation of plants or fungi being undertaken in the *building*; or
  - (b) artificial lighting is not required for the intended use of the *building*.

- (3) Artificial lighting need not be provided for the *building*.

## Additional requirements for *vehicle storage farm buildings*

### Application

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

*Note—*

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

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

### Performance criteria

#### P7

The *building work* must be carried out so—

- (a) the *building* complies with—
- (i) the requirements in the *BCA*, volume 1, part D3, stated for a *class 7(a) building*; and
  - (ii) the requirements in the *BCA*, volume 2, section 2, stated for a *class 10(a) building*; and
- (b) *egress openings* are provided to the *building* to allow occupants to evacuate safely, with their number and location being appropriate to—
- (i) the travel distance; and
  - (ii) the function or use of the *building*.

*Notes—*

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

## Acceptable solution

### A7

- (1) The *building work* must be carried out so the *building*—
- (a) is located at least—
    - (i) 6m from any other *building*; and
    - (ii) 6m from the boundary of a road; and
    - (iii) 3m from a side or rear boundary of the allotment where the *building* is located; and
  - (b) complies with—
    - (i) the *deemed-to-satisfy provisions* in the *BCA*, volume 1, part 3 stated for a class 7(a) building; and
    - (ii) the *deemed-to-satisfy provisions* in the *BCA*, volume 2, stated for a class 10a building; and
    - (iii) subsection (2).
- (2) The *building* complies with this subsection if—
- (a) the *building* has at least one *egress opening*; and
  - (b) no point on a floor of the *building* is more than 20m from an *egress opening*, or from a point from which travel in different directions to 2 *egress openings* is available, in which case the maximum distance to one of those *egress openings* does not exceed 40m; and
  - (c) the *egress openings* required by paragraph (b) as alternative means of egress are—
    - (i) distributed as uniformly as practicable around the *building*; and
    - (ii) located—
      - (A) at least 9m apart; and
      - (B) not more than 60m apart; and
      - (C) so alternative paths of travel do not converge so they become less than 6m apart.