

Building and Plumbing Newsflash 539

Commencement of building code for farm buildings— 1 June 2015

Purpose

To advise that on 1 June 2015, the *Building and Other Legislation Amendment Regulation 2015* and the new Queensland Development Code (QDC) Mandatory Part 3.7 (QDC MP 3.7)—Farm buildings commenced.

QDC MP 3.7

QDC MP 3.7 provides appropriate concessions to certain requirements of the National Construction Code (NCC) to reduce costs and red tape for the construction of new farm buildings, as well as additions or significant alterations to existing farm buildings.

QDC MP 3.7 applies to a class 7 farm building (e.g. a farm vehicle storage shed) or a class 8 building (e.g. a chicken/egg shed, piggery, dairy, vegetable greenhouse a fruit or vegetable packing shed).

Concessions are provided under QDC MP 3.7 for access and egress, artificial lighting, exit signs, emergency lighting and water supply. These include reduced water supply for fire hydrant systems or installation of on-site water tanks instead of a fire hydrant system.

QDC MP 3.7 includes concessions for three categories of farm buildings:

1. For low occupancy farm buildings, all of the above concessions apply.
2. For high occupancy farm buildings, concessions apply for fire hose reels (provided fire extinguishers are installed instead) and water supply for firefighting.
3. Concessions for vehicle storage farm sheds include the lesser building requirements for class 10a buildings (e.g. a non-habitable private garage) with some additional life and fire safety measures, including exit signs and fire extinguishers. The concession for fire hydrant systems (above) also applies if the shed is over 500 metres² in floor area.

QDC MP 3.7 does not apply to a farm building if the installation of a sprinkler system is required under the NCC.

Referral agency (advice)

The *Sustainable Planning Regulation 2009* prescribes the Queensland Fire and Emergency Services (QFES) as an advice agency for the purpose of alternative solutions to the requirements for access and egress and water supply for fire-fighting under QDC MP 3.7.

Approved Form 33

The *Building Regulation 2006* requires a building certifier to notify the QFES when an on-site water tank is installed instead of a fire hydrant system to meet the QDC MP 3.7. A [Form 33—On-site water storage tanks under QDC MP 3.7—Farm buildings](#) must be completed by the building certifier and provided to the QFES within five business days of approving the building work. Form 33 simply states that the acceptable solutions for on-site water tanks have been applied, which allows the QFES to keep a record of the type of water supply that is available for fire-fighting.

Independent Fire Engineering Report

The Department of Housing and Public Works engaged with WSP Buildings Pty Ltd to undertake fire engineering modelling as part of the development of QDC MP 3.7. The results of the analysis are outlined within the [report](#) and were incorporated into the final version of QDC MP 3.7.

Related material

- [QDC MP 3.7—Farm buildings](#)
- [QDC MP 3.7 fact sheet](#)
- [Form 33—On-site water storage tanks under QDC MP 3.7—Farm buildings](#)
- [Independent Fire Engineering Report](#)
- [Building and Plumbing Newsflash 69—Classification of farm buildings](#)
- [Building and Plumbing Newsflash 70—Classification of sheds on commercial land](#)

Contact for further information

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