



Building Newsflash

LOCATION OF SMOKE ALARMS IN BUDGET ACCOMMODATION BUILDINGS

Purpose

The purpose of this Building Newsflash is to ensure council inspectors and installers of smoke alarms are aware of the preferred interpretation of the *Fire Safety Standard* with respect to the location of smoke alarms in enclosed or internal corridors.

Background

A joint inspection program of pre-1992 budget accommodation buildings (BABs), involving council and Queensland Fire and Rescue Service (QFRS) Officers, is underway. Several councils have requested clarification regarding the preferred location of smoke alarms in enclosed or internal corridors.

Legislation

Building Act 1975

Section 12C provides that a *Fire Safety Standard* may be prescribed by regulation.

Section 12D enables the chief executive of the Department of Local Government, Planning, Sport and Recreation to issue guidelines about ways of complying with the *Fire Safety Standard*.

Section 12H applies the *Fire Safety Standard* to pre-1992 BABs.

Section 12S requires council inspectors to have regard for guidelines published by the Department.

Standard Building Regulation 1993

Section 83A prescribes Part 14 of the Queensland Development Code as the *Fire Safety Standard*.

Fire Safety Standard

A1 (a) sets out the acceptable solution requirements for the installation and location of smoke alarms in buildings that do not require an AS1670.1 smoke detection system.

A1 requires smoke alarms to be installed at maximum 5.1m centres in enclosed or internal corridors.

Fire Safety Standard Guideline - Smoke Alarms and Emergency Lighting

The guideline, Smoke Alarms and Emergency Lighting provides the following diagram and explanation of the danger of “dead spots” of air.

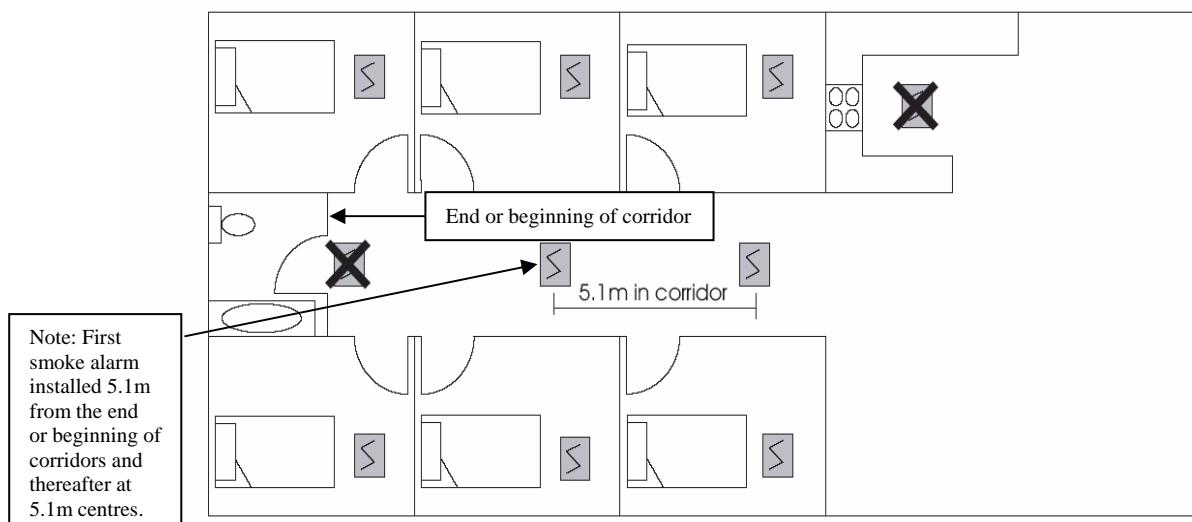


Figure 1: Location of smoke alarms

Smoke alarms should not be located within 300mm of walls (refer figure 2) and 500mm from the peak of sloped ceilings (refer figure 3), as these areas are known “dead-spots” of air movement.

Interpretation

The Department's preferred interpretation is for smoke alarms to be installed 5.1m from the beginning or end of enclosed or internal corridors and thereafter at 5.1m centres.

For further information see the Fire Safety Standard Guidelines, "Smoke Alarms and Emergency Lighting" on www.lgp.qld.gov.au/firesafety or call 1800682021.

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