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## PART 14.0 - FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS

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### Index

Purpose .....	2
Application .....	2
Referral Agency .....	2
Associated Requirements .....	2
Referenced Standards .....	2
Definitions .....	2
Early warning system .....	6
Emergency lighting .....	7
Occupant density .....	9
Travel distances .....	9
Emergency escape .....	10
Protection of exit paths .....	12
Exit signage .....	13
Portable fire extinguishers .....	14
Fire hose reels .....	14
Fire fighting water supply .....	15
Smoke hazard management .....	15
Maintenance of fire safety systems (omitted 22 August 2005) .....	16
Building Code of Australia Performance .....	16
Specification 14.01 – Sprinkler systems .....	16
Schedule 1 - Schedule of maintenance options for fire safety systems omitted (22 August 2005) .....	17
Schedule 2 - Fire Resisting Construction .....	17
Schedule 3 - Maximum <i>exit</i> distances (m) for <i>supported budget accommodation buildings</i> .....	18
Schedule 4 - Maximum <i>exit</i> distances (m) for <i>budget accommodation buildings</i> with a <i>floor area</i> greater than 300 m <sup>2</sup> .....	19
Schedule 5 - Evacuation Impairment Assessment Checklist .....	20

### 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*.

### Referral Agency

The Queensland Fire and Rescue Service is an advice agency for special fire services under Schedule 2 of the *Integrated Planning Regulation 1998*.

### Associated Requirements

- *Building Act 1975*
- *Standard Building Regulation 1993*
- *Fire and Rescue Service Act 1990*
- *Building Fire Safety Regulation 1991*
- Building Code of Australia (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 1670.1-1995	Fire detection, warning control and intercom systems – System design, installation and commissioning – Part 1: Fire
AS 2118.4-1995	Automatic fire sprinkler systems – Residential
AS 2118.5-1995	Automatic fire sprinkler systems – Domestic
AS/NZS 2293.1-1998	Emergency evacuation lighting for buildings – System design, installation and operation
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 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.

## PART 14.0 – FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS

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**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 Impairment**<sup>1</sup> means an impairment or a combination of impairments which reduces the capacity of a person to evacuate a building in an emergency, and includes any impairment that restricts mobility or the ability to understand or independently respond to an emergency evacuation.

**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 wall.

**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 enclosure* and includes the floor and roof or top enclosing structure that provides direct egress to a road or *open space*.

**Fire-isolated ramp** means a ramp within a *fire-resisting enclosure* which provides egress from a *storey* and that provides direct egress to a road or *open space*.

**Fire-isolated stairway** means a stairway within a *fire-resisting enclosure* and includes the floor and roof or top enclosing structure, that provides direct egress to a road or *open space*.

**Fire-resisting enclosure** means an enclosed space within which a person will be adequately protected from the effects of a fire external to the enclosure for a period of not less than 60 minutes.

**Fire safety management plan** means the plan required to be prepared by the *Building Act 1975* or the *Fire and Rescue Service Act 1990*

**Fire safety system** means one or any combination of the methods used in a building to-

- (i) warn people of an emergency; or
  - (ii) provide for safe evacuation; or
  - (iii) restrict the spread of fire; or
  - (iv) extinguish a fire,
- and includes both active and passive systems.

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<sup>1</sup> For the purpose of assessing whether a person has an *evacuation impairment* under the Standard, a checklist is provided in Schedule 5.

## **PART 14.0 – FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS**

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**Fire service** means a statutory authority or service 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 *storeys* 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 *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-
    - (A) contributes to the fire load; 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.

**Mezzanine** means an intermediate floor within a room.

**Minimum support ratio** means the lowest ratio of the number of *responsible persons* to the number of persons with an *evacuation impairment* within the building.

**Non combustible** means a construction of the following material type:

- (i) reinforced or prestressed concrete; or
- (ii) steel in no part less than 6mm thick.

**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.

**Path of travel** means that part of an *evacuation route* that starts in a *public corridor*, passageway, hallway, stairway, landing, ramp or *required exit*.

**Performance criteria** means the outcome that must be achieved for an element of a building or part of a building.

**Personal care service** means any of the following:

- (a) Assistance or supervision in-
  - (i) bathing, showering or personal hygiene; or
  - (ii) toileting or continence management; or
  - (iii) dressing or undressing; or
  - (iv) consuming food.
- (b) The provision of direct physical assistance to a person with mobility problems.
- (c) The management of medication.
- (d) The provision of substantial rehabilitative or development assistance.

**Public corridor** means a space that serves as a means of egress from 2 or more rooms.

**Required** means required to satisfy a *performance criteria* or an *acceptable solution* of this code.

## **PART 14.0 – FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS**

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**Responsible person** means a person without an *evacuation impairment* who is the manager or agent for the manager of a *supported budget accommodation building*.

**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 compartment** means a compartment that prevents the flow of smoke from the compartment into another part of the building.

**Smoke detection system** means 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 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 3 vehicles; or
  - (iv) a combination of the above; or
- (b) a *mezzanine*.

**Support** means, for the purposes of *minimum support ratio*, immediate on-site evacuation assistance, able to be provided by a *responsible person* to a person with an *evacuation impairment*.

**Supported budget accommodation building** means a *budget accommodation building*:

- (a) in which *non-itinerant* persons with an *evacuation impairment* are accommodated; and
- (b) in which a *personal care service* is provided to persons in association with accommodation within the building as part of the usual business or practice that is carried on within the building.

**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*.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p><b>Early warning system</b></p>	
<p><b>P1</b> Building occupants must be provided with appropriate <i>automatic</i> 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-</p> <ul style="list-style-type: none"> <li>(a) the height of the building; and</li> <li>(b) the construction of the building; and</li> <li>(c) the mobility and other characteristics of the occupants; and</li> <li>(d) the power supply available to the building.</li> </ul>	<p><b>A1</b> (a) <b>In <i>budget accommodation buildings</i> of not more than two <i>storeys</i> in height and of <i>Type B or C construction</i> or not more than three <i>storeys</i> in height and of <i>Type A construction</i>-</b></p> <ul style="list-style-type: none"> <li>(i) <i>smoke alarms</i>- <ul style="list-style-type: none"> <li>(A) are installed on or near the ceiling- <ul style="list-style-type: none"> <li>(aa) in every <i>bedroom</i>; and</li> <li>(bb) in every <i>common area</i> where the distance between any smoke alarm and the nearest smoke alarm to it shall not exceed 10.2m ; and</li> <li>(cc) in every enclosed or internal corridor, hallway associated with a <i>bedroom</i> or <i>common area</i> at a maximum of 5.1 m centres, or</li> <li>(dd) if there is no enclosed or internal corridor or hallway, in an area between the <i>bedrooms</i> and the remainder of the building; and</li> <li>(ee) on each <i>storey</i>; and</li> </ul> </li> <li>(B) located in enclosed or internal corridors, hallways or <i>common areas</i> are interconnected; and</li> <li>(C) comply with AS 3786; and</li> <li>(D) are powered by- <ul style="list-style-type: none"> <li>(aa) a consumer mains power supply, where available; or</li> <li>(bb) a tamper-proof lithium battery where a consumer power supply is not available; or</li> </ul> </li> </ul> </li> <li>(ii) a <i>smoke detection system</i> with detectors installed in locations as described for <i>smoke alarms</i> in A1(a)(i) with an interconnected audible alarm system and a local fire indicator panel is installed; or</li> </ul>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>(iii) a <i>smoke detection system</i> complying with AS 1670.1 is installed.</p> <p>(b) In <b><i>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</i></b>, a <i>smoke detection system</i> complying with AS 1670.1 is installed.</p>
<p><b>Emergency lighting</b></p>	
<p><b>P2</b> A system of lighting for safe evacuation in the event of a fire must be provided, to the degree necessary, appropriate to-</p> <p>(a) the function or use of the building; and</p> <p>(b) the <i>floor area</i> of the building; and</p> <p>(c) the distance of travel to an <i>exit</i>; and</p> <p>(d) the characteristics of the occupants.</p>	<p><b>A2</b> (a) In <b><i>budget accommodation buildings with a floor area of 300 m<sup>2</sup> or less</i></b>, a system of lighting is installed which consists of-</p> <p>(i) a light incorporated within and activated by the <i>smoke alarm</i> required by A1 (a) (i) (B); or</p> <p>(ii) the existing lighting located in the enclosed or internal corridor, hallway or other <i>common areas</i> activated by the <i>smoke alarms</i> required by A1 (a) (i) (B); or</p> <p>(iii) A2 (b) (i) or (ii).</p> <p>(b) In <b><i>budget accommodation buildings with a floor area of more than 300 m<sup>2</sup></i></b>, a system of lighting is installed which consists of-</p> <p>(i) internally illuminated exit signs using green lettering on a white background or that are classified as emergency luminaires in accordance with AS 2293.3, with a sealed rechargeable backup battery and located-</p> <p>(A) above each doorway to a <i>required exit</i>; and</p> <p>(B) at every change in direction on the <i>path of travel</i>; and</p> <p>(C) with additional emergency lighting complying with AS 2293.1 or with lighting in accordance with A2 (a)(ii), installed at 12 m maximum centres between the illuminated exit signs on the <i>path of travel</i>; or</p>

## PART 14.0 – FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<ul style="list-style-type: none"><li>(ii) emergency lighting installed-<ul style="list-style-type: none"><li>(A) in every passageway, enclosed corridor, hallway or the like having a length of more than 5 m from the centre of the <i>bedroom</i> doorway to the nearest doorway opening directly to-<ul style="list-style-type: none"><li>(aa) a <i>fire-isolated stairway, fire-isolated ramp or fire-isolated passageway</i>; or</li><li>(bb) an external stairway serving instead of a <i>fire isolated stairway</i>; or</li><li>(cc) an external balcony leading to a <i>fire-isolated stairway, fire-isolated ramp or fire-isolated passageway</i>; or</li><li>(dd) a road or <i>open space</i>; and</li></ul></li><li>(B) in every <i>required non fire-isolated stairway</i>; and</li><li>(C) within 2 m of the approach side of each <i>required exit</i>; and</li><li>(D) within 2 m of the intersection of centrelines at each change of direction (other than a staircase); and</li><li>(E) within 2 m of any change of floor level, on the low side; and</li><li>(F) in stairways at every landing; and</li><li>(G) adjacent to escalators and moving walks to ensure safety in disembarking; and</li><li>(H) in every <i>required fire control centre</i>; and</li><li>(I) 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</li></ul></li></ul>



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	(J) 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.
<b>Occupant density</b>	
<p><b>P3</b> Adequate space must be provided for occupants in each <i>bedroom</i> to permit ease of evacuation in the event of a fire.</p>	<p><b>A3</b> In all <b><i>budget accommodation buildings</i></b>-</p> <p>(a) the maximum number of persons to be accommodated in any <i>bedroom</i> is obtained by dividing the <i>floor area</i> of the room by 2.5 square metres per person; and</p> <p>(b) a minimum clear egress path of 900 mm is provided within the <i>bedroom</i>.</p>
<b>Travel distances</b>	
<p><b>P4</b> So that occupants can safely evacuate the building, the length of <i>paths of travel</i> to <i>exits</i> must be appropriate to-</p> <p>(a) the number, mobility and other characteristics of occupants; and</p> <p>(b) the function or use of the building.</p>	<p><b>A4</b> (a) In all <b><i>supported budget accommodation buildings</i></b>, the distance between a doorway of a <i>bedroom</i> or any other point on a <i>storey</i> not in a <i>bedroom</i> and the point of egress to a road, <i>fire-isolated passageway</i>, <i>fire-isolated ramp</i>, <i>fire-isolated stairway</i>, external stairway/ramp used in lieu of an internal <i>fire-isolated stairway</i> in accordance with A6 (b) or <i>open space</i> does not exceed the distances set out in Schedule 3.</p> <p>(b) In <b><i>budget accommodation buildings with a floor area greater than 300 m<sup>2</sup> and other than supported budget accommodation buildings</i></b>, the distance between a doorway of a <i>bedroom</i> or any other point on a <i>storey</i> not in a <i>bedroom</i> and the point of egress to a road, <i>fire-isolated passageway</i>, <i>fire-isolated ramp</i>, <i>fire-isolated stairway</i>, external stairway/ramp used in lieu of an internal <i>fire-isolated stairway</i> in accordance with A6(b) or <i>open space</i> does not exceed the distances set out in Schedule 4.</p> <p>(c) In all <b><i>budget accommodation buildings except where sprinklers are installed in accordance with Specification 14.01 of this code</i></b>, a <i>required non fire-isolated ramp</i> or <i>stairway</i> greater than 1 m in height-</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
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- (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 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.

- A5**
- (a) **In *budget accommodation buildings* with a *floor area* of 300 m<sup>2</sup> or less**, the building has access to at least one *exit*.
  - (b) **In *budget accommodation buildings* with a *floor area* greater than 300 m<sup>2</sup> and of not more than two *storeys* and of *Type B or C construction* or not more than 25 m *effective height* and of *Type A construction***, each *storey* has access to at least one *exit*.
  - (c) **In *budget accommodation buildings* with a *floor area* greater than 300 m<sup>2</sup> and of more than two *storeys* but not more than 25 m *effective height* and of *Type B or C construction***, each *storey* has-
    - (i) access to at least two *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* with a *floor area* greater than 300 m<sup>2</sup> and of more than 25 m *effective height***, each *storey* has access to at least two *exits*.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>(e) <b>In all <i>budget accommodation buildings</i>, exits that are <i>required</i> as alternative means of egress are-</b></p> <ul style="list-style-type: none"><li>(i) distributed as uniformly as practicable within or around the <i>storey</i> served and in positions where unobstructed access to at least two <i>exits</i> is readily available from all points on the <i>storey</i> including lift lobby areas; and</li><li>(ii) not less than 9 m apart; and</li><li>(iii) not more than 45 m apart; and</li><li>(iv) located so that alternative <i>paths of travel</i> do not converge such that the <i>paths of travel</i> are not less than 6 m apart at any point.</li></ul> <p>(f) <b>In all <i>budget accommodation buildings</i>, in a <i>required exit</i> or <i>path of travel</i> to a <i>required exit</i>-</b></p> <ul style="list-style-type: none"><li>(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</li><li>(ii) the unobstructed width of each <i>required exit</i> or <i>path of travel</i> to a <i>required exit</i>, except for doorways, is not less than 900 mm nominal; and</li><li>(iii) landings not less than 750 mm long are provided at doorways along a <i>path of travel</i> to a <i>required exit</i> or at doorways of <i>required exits</i> where the door sill height is more than 190 mm above the finished surface of the floor, ground, balcony or the like, to which the doorway opens.</li></ul> <p>(g) <b>In all <i>budget accommodation buildings</i>, doors in a <i>required exit</i> or in the <i>path of travel</i> to a <i>required exit</i>-</b></p> <ul style="list-style-type: none"><li>(i) are 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; and</li></ul>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
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- (ii) either-
  - (A) swing in the direction of the nearest *required exit* unless it is the only *required exit* from the building and it is fitted with a device for holding it in the open position; or
  - (B) slide open providing that-
    - (aa) the door is in a *required exit* or forms part of a *required exit*; and
    - (bb) the door is able to be opened manually under a force of not more than 110N; and
    - (cc) clearly visible signage is installed on the door and incorporates the word “SLIDE” along with a directional arrow indicating the direction of slide of the door.

**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 *exits*.

- A6** In *budget accommodation buildings with a floor area greater than 300 m<sup>2</sup>*-
- (a) where *exits* connect, pass through or pass by more than two consecutive *storeys* in a building of *Type B or C construction* or more than three consecutive *storeys* in a building of *Type A construction*-
    - (i) every *required exit* is fire-isolated; or
    - (iii) 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 -
    - (i) the stairway or ramp is *non-combustible* throughout; and

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<ul style="list-style-type: none"> <li>(ii) <i>fire doors</i> opening onto the stairway are fire resistance rated to 60 minutes; and</li> <li>(iii) windows are-                             <ul style="list-style-type: none"> <li>(A) located more than 2 m above the line of the treads or ramp or the <i>path of travel</i> at ground level; or</li> <li>(B) located more than 2 m from the stairway or ramp or the <i>path of travel</i> at ground level; or</li> <li>(C) are fire rated to 60 minutes and fixed closed; or</li> <li>(D) protected by internal or external wall-wetting sprinklers.</li> </ul> </li> </ul>

### 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 *exits*; and
- (b) guide occupants to *exits*; 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<sup>2</sup>*-

- (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 a *required 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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
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- (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 with emergency lighting in accordance with A2 of this code.

**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<sup>2</sup>*-

- (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 2444-2000.

**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<sup>2</sup>*-

- (a) a fire hose reel system is installed in accordance with the Australian Standard applicable 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*.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
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**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 500 m<sup>2</sup>** and where a **fire service with a structural fire fighting capability is available to attend a building fire within 20 minutes of being notified of the fire-**

- (a) a fire hydrant system is available for use 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 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.

**A11** For *budget accommodation buildings* with a **floor area greater than 500 m<sup>2</sup>** and where an **air-handling system does not form part of an air pressurisation system to fire-isolated stairways, fire-isolated passageways or fire-isolated ramps and which recycles air from one room to another room or operates in a manner that may unduly contribute to the spread of smoke from one room to another room, the system-**

- (a) is designed and installed to operate as a smoke control system in accordance with AS/NZS 1668.1-1998; or
- (b) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the rooms served 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 1668.1-1998; or
- (c) a *smoke detection system* is installed in accordance with Clause 5 of Specification E2.2a of the BCA to operate AS/NZS 1668.1-1998 systems that are provided for zone smoke control and *automatic* air pressurisation for fire isolated *exits*.

### PERFORMANCE CRITERIA

### ACCEPTABLE SOLUTIONS

#### Maintenance of fire safety systems

P12 Omitted 22 August 2005

Omitted 22 August 2005

#### Building Code of Australia Performance

**P13** In buildings other than *supported budget accommodation buildings* that do not comply with A1, A2 and A4-A11 of the fire safety standard, performance requirements P1, P2 and P4-P11 may be met using the performance requirements of the Building Code of Australia.

**For *budget accommodation buildings*, other than *supported budget accommodation buildings*, that have a current certificate of classification for the whole of the building that was issued-**

- (a) in relation to an application for a change of classification; or**
- (b) in relation to a development application for building work, other than building work required to ensure the building conforms with the fire safety standard,**

**Note:** If P13 is used to comply then P1, P2 and P4-P11 of this standard do not apply to the building.

the whole building complies with the Building Code of Australia as applicable at the time of the application.

#### Specification 14.01 –Sprinkler systems

For buildings less than 4 *storeys* in height, buildings comply with Australian Standard AS 2118.5-1995 Automatic fire sprinkler systems - Domestic

For buildings of 4 or more *storeys* in height, buildings comply with Australian Standard AS 2118.4-1999 Automatic fire sprinkler systems - Residential



## PART 14.0 – FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS

### Schedule 1 – Schedule of maintenance options for fire safety systems

Omitted 22 August 2005

### Schedule 2 – Fire Resisting Construction

Building Element	FRL (in minutes) Structural adequacy/Integrity/Insulation <i>Type A construction</i>	FRL (in minutes) Structural adequacy/Integrity/Insulation <i>Type B construction</i>
<b>External wall</b> (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	-/ -/ -	-/ -/ -
<b>External column</b> (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	-/ -/ -	-/ -/ -
<b>Common walls and fire walls</b>	90/ 90/ 90	90/ 90/ 90
<b>Internal walls-</b>		
Loadbearing lift shafts	90/ 90/ 90	-/ -/ -
loadbearing	90/ 90/ 90	60/ 60/ 60
Non-loadbearing	-/ 60/ 60	-/ 60/ 60
<b>Floors</b>	90/ 90/ 90	-/ -/ -

**Note:** The fire resistance levels (FRL) are extracted from the Building Code of Australia.

## PART 14.0 – FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS

### Schedule 3 – Maximum *exit* distances (m) for all *supported budget accommodation buildings*

Compliance with A4 (a) may be achieved using the following options

#### (A) Table A

Supported accommodation buildings Maximum travel distance (m) (see also Notes below)				
All Types of Building Construction				
		Column 1	Column 2	Column 3
		Bedroom doors without self closing door mechanisms	Bedroom doors have self closing mechanisms <sup>2</sup> fitted	The building has a sprinkler system installed in accordance with Specification 14.01 of this code and bedroom doors have self closing mechanisms <sup>2</sup> fitted
Minimum Support Ratio	1:1	30	30	40
	1:2	0	25	40
	1:3	0	15 <sup>1</sup>	40
	1:4	0	10 <sup>1</sup>	38
	1:5	0	6 <sup>1</sup>	29
	1:6	0	4	23
	1:7	0	2	19
	1:8	0	1	15
	1:9	0	0	13
	1:10	0	0	11

#### Notes to Table A:

- Additional travel distance is allowed by using the following compliance options where indicated as applicable in Table A.

In single *storey* buildings in which travel in different directions to alternative *exits* is available from *bedroom* doorways and the building's *fire safety management plan* requires monthly evacuation drills, travel distances may be increased:

- up to a maximum of 15 m if all *smoke alarms* are interconnected; or
- up to a maximum of 15 m if a *smoke detection system* is installed that complies with A1(a)(ii) of this code; or
- up to a maximum of 20 m where a *smoke detection system* is installed to AS 1670.1 requirements.

- For the purposes of Columns 2 and 3, a *bedroom* with self-closing doors must be a *smoke compartment*.

OR

#### (B)

In buildings of two *storeys* or less, sprinkled in accordance with Specification 14.01 of this code, and where;

- all *smoke alarms* are interconnected or the building has a *smoke detection system* that complies with A1 (a) (ii) of this code; and
- the *minimum support ratio* is at least 1:5; and
- the building's *fire safety management plan* requires a monthly evacuation drill; and
- the maximum travel distance from *bedroom* doorways to a point from which travel in different directions to alternative *exits* is available does not exceed 10m;

## PART 14.0 – FIRE SAFETY IN BUDGET ACCOMMODATION BUILDINGS

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the building's maximum travel distance is 25 m and can be extended;

- (i) by an additional 3 m if the building is less than 500 m<sup>2</sup> in *floor area* or it is divided into *smoke compartments* of 500 m<sup>2</sup> or less;
- (ii) by an additional 5 m if the *smoke detection system* is installed to AS 1670.1 requirements; or
- (iii) by an additional 8 m if the building complies with both (i) and (ii)

### Schedule 4 – Maximum *exit* distances (m) for *budget accommodation buildings* with a *floor area* greater than 300 m<sup>2</sup>

<i>Type B or C construction</i>	<b>Type of Building Construction</b>	
	<i>Type A construction</i>	<i>Type A, B or C construction with sprinklers</i>
30	60	60

## Schedule 5 – Evacuation Impairment Assessment Checklist

### Supported Accommodation EVACUATION IMPAIRMENT ASSESSMENT FORM

This form may be used to assess whether a person who is a *non-itinerant* occupant of the building has an *evacuation impairment*.

Use this form for the purposes of compliance with A4(a) of the Fire Safety Standard only.

**Note 1:** An occupant does not have an *evacuation impairment* when ALL answers on the form are ticked with Yes. Do not answer “Yes” to any question unless the occupant is able to meet the criterion at all times of the day or night.

**Note 2:** If this form is being used to exclude occupants from the need for evacuation *support*, the excluded person must be reassessed when the person’s evacuation ability changes or otherwise monthly. Monthly evacuation drills should be used to determine the ability of a person to safely evacuate the building in the event of fire.

	Date of Drill:	
Name of Occupant:	Room Number:	
Name of Building:		
Name of Organisation:		
Assessed by:	(name)	(signature)

Does the occupant	Yes	No	Comments
1) Demonstrate the ability to hear and recognise the fire evacuation alarms?			
2) Demonstrate the ability to safely evacuate from the building without the assistance of another person?			
3) Demonstrate the ability to follow the evacuation plan and evacuate to the assembly point identified in the evacuation plan?			
4) Demonstrate observance of the evacuation plan in a calm and timely manner in a drill situation?			
5) Demonstrate an understanding that he/she must comply with the directions of emergency personnel?			
<b>Result</b>			
Does the occupant have an <i>evacuation impairment</i> ?			

**Note 3:** If the occupant has an *evacuation impairment*, you **MUST** include him/her in your *minimum support ratio* calculations. If the occupant does not have an *evacuation impairment*, you do not need to include him/her in your *minimum support ratio* calculations.

**Note 4:** The evacuation plan mentioned in the above assessment table forms part of the building’s *fire safety management plan*.

**Note 5:** If this form is used to exclude an occupant from the requirement that they be provided with evacuation *support*, a copy must be available in the building for inspection by authorised persons under the *Local Government Act 1993* or authorised fire officers of the Queensland Fire and Rescue Service at any time the building is occupied.