

Essential Safety Measures ESM 01 | Fire safety systems for residential care or shared accommodation buildings

Audience

The audience/s for this Practice Note include/s:

- | | |
|---|--|
| ☒ Architects / Designers | ☐ Owner Builders |
| ☒ Builders | ☒ Plumbers |
| ☒ Building Surveyors / Inspectors | ☒ Residential care service providers |
| ☒ Engineers | ☒ Trades and Maintenance |
| ☐ Home Owners / Residential Tenants | Other: |
| | ☒ Owner / Occupants |

Purpose

This Practice Note guidance on Part 9 of the Building Regulations - Fire safety requirements.

The content below provides guidance on:

- Fire safety systems and legislation
- Management plans
- Responsibilities of the owner

Abbreviations & Definitions

The abbreviations and definitions set out below are for guidance only. They are not intended to vary those set out in the Building Act 1993 or the Building Regulations 2018 or the National Construction Code.

- **Act** – Building Act 1993
- **Approved** – by a regulatory relevant authority with statutory responsibility such as a registered building surveyor
- **Deemed to Satisfy (DtS)** – a provision which is deemed to satisfy the Performance requirements of the NCC, a requirement which states the level of performance which a Deemed-to-Satisfy must meet
- **Emergency plan** – as defined in regulation 147(8)
- **Fire-resistance level (FRL)** – The grading periods in minutes determined in accordance with NCC Section A Governing requirements, Specifications 1 and 2, for the following criteria— structural adequacy; and integrity; and insulation
- **Management plan** – as defined in regulation 147(7)
- **NCC** – National Construction Code 2022, sets the minimum required design and construction criterion for the safety, health, amenity, accessibility and sustainability of buildings



- **Owner** – a person (including a landlord) who owns a dwelling, sole occupancy unit or a building or part of a building
- **Regulations** – Building Regulations 2018
- **RIS** – rise in storeys, means the greatest number of storeys calculated in accordance with NCC 2022 Volume One clause C2D3

Fire Safety Systems and Legislation

Part 9 of the Regulations requires smoke alarm, detection and or automatic fire suppression systems to be installed in Class 1 buildings, Class 3 buildings, Class 4 parts of a building or a SOU in a Class 2 building, or a Class 9a residential care building that was constructed or a permit granted before 1 August 1997. With respect to Class 3, in particular, regulation 147 applies to class 3 buildings that are shared accommodation buildings and by definition, a “shared accommodation building” excludes a residential care building. In respect to regulation 145, this regulation applies irrespective of what type of Class 3 building it is and would apply to any one of the types of Class 3 buildings listed in NCC A6G4:

NCC 2022 Volume One, Part A6G10 and Schedule 1 Definitions, defines a residential care building as a building which is a place of residence where 10% or more of persons who reside there need physical assistance in conducting their daily activities and to evacuate the building during an emergency. This includes any residential care service, State funded residential care service or supported residential service as defined in the Supported Residential Services (Private Proprietors) Act 2010 and an aged care building, but does not include –

- a hospital; or
- a dwelling in which 2 or more members of the same family and not more than 2 other persons would ordinarily be resident; or
- a place of residence, where only one resident need physical assistance in conducting their daily activities and to evacuate the building during an emergency.

In addition, NCC Part A6G4(1) defines a class 3 as a residential building providing long-term or transient accommodation for a number of unrelated persons, which also includes elderly people or other people who require special residential care.

Automatic smoke detection and alarm systems

Regulation 145 sub-regulation (1) applies to a Class 1 or 3 building or a Class 4 part of a building or a sole-occupancy unit contained in a Class 2 building or a Class 9a building that is a residential care building that was constructed, or for which a building permit was granted, before 1 August 1997. As required by regulation 145 sub-regulation (3) these buildings (other than a Class 1) require the installation of NCC 2022 Volume One smoke hazard management systems as described in NCC Clauses E2D5, E2D7, E2D8 or E2D11 (as applicable). Those systems must be one of the following—

- a smoke alarm system
- a smoke detection system or
- a combination of a smoke alarm system and a smoke detection system.

The requirement for these systems under regulation 145 sub-regulation (5) however does not apply to a building in which there is installed throughout the building an approved smoke detection and alarm system that consists of either one or both of the following—

- a smoke alarm system powered from a mains electricity supply approved by a regulatory relevant authority with statutory responsibility such as a registered building surveyor or;
- a smoke detection system approved by a regulatory relevant authority with statutory responsibility such as a registered building surveyor.



In addition, regulation 145 under sub-regulation (7) does not apply to a Class 1b, 3 building or a Class 9a building that is a residential care building that complied with regulation 709 of the Building Interim Regulations 2017 as in force immediately before its revocation.

Class 9a—Residential care buildings—automatic fire suppression systems

For class 9a residential care buildings, regulation 146 automatic fire suppression systems, applies to buildings constructed, or for which a building permit was granted, before 1 August 1997, but exempts buildings that have an approved automatic fire suppression system installed throughout the building under sub-regulation (4).

For buildings that are not exempt, building owners must comply with sub-regulation (2) of regulation 146, which requires the installation of a fire sprinkler system in accordance with the DtS clause E1D4 of NCC Volume One.

Regulation 147 Fire safety requirements

Class 3—Shared accommodation buildings—automatic fire suppression systems

This regulation applies to owners of a Class 3 building that is a shared accommodation building constructed, or for which a building permit was granted, before 1 July 2003. This regulation requires a fire sprinkler system under sub-regulation (2) of regulation 147 and if new installation or alteration is proposed be in accordance with NCC 2022 Volume One clause E1D4.

Shared accommodation buildings with a rise in storeys (RIS) of not more than 2

Regulation 147 (2) however does not apply to a Class 3 shared accommodation building that has a rise in storeys of not more than 2 and—

- the distance of travel from the entrance doorway of each sole-occupancy unit is not more than 6 m—
 - (i) to the nearest exit; or
 - (ii) to a point from which travel in different directions to at least 2 exits is available; and
- that has a fire hose reel system in accordance with the DtS provisions contained in NCC 2022 Volume One clause E1D4 or, in the case of a fire compartment having a floor area not greater than 500 m², portable fire extinguishers to cover Class A fire risks in accordance with AS 2444—2001 Portable fire extinguishers and fire blankets—Selection and location as in force or as issued or published from time to time; and
- that has emergency lighting in accordance with clause G4D4 or clause E4D2 (as appropriate); and
- that has exit signs in accordance with the DtS provisions contained in Part E4; and
- that has a management plan.

Shared accommodation buildings with a rise in storeys (RIS) of more than 2

In addition, sub-regulation (2) does not apply to a shared accommodation building that has a rise in storeys of more than 2 and—

- the distance of travel from the entrance doorway of each sole-occupancy unit—
 - (i) to the nearest exit; or
 - (ii) to a point from which travel in different directions to at least 2 exits is available—
 is not more than 6 m; and



- that has building elements with a fire-resistance level of not less than 60/60/60 separating each sole-occupancy unit from—
 - (i) a public corridor, public lobby or the like; or
 - (ii) a room not within the sole-occupancy unit; or
 - (iii) the landing of an internal non-fire-isolated stairway; or
 - (iv) another sole-occupancy unit; and
- any doorways from each sole-occupancy unit that provide access to a public corridor, public stairway, internal non-fire-isolated stairway or the like are protected with a self-closing fire door having a fire-resistance level of not less than -/30/30; and
- that has a fire hose reel system in accordance with the deemed-to-satisfy provisions contained in clause E1D3 the NCC 2022 Volume One; and
- that has emergency lighting in accordance with clause G4.4 or clause E4.2 contained in the BCA Volume One (as appropriate); and
- that has exit signs in accordance with the deemed-to-satisfy provisions contained in Part E4 of the BCA Volume One; and
- that has a management plan.
- It is important for owners and occupants to know that under sub-regulation (6), regulation 147 does not apply to a shared accommodation building—
- in which—
 - (i) each storey that has sleeping facilities has its own direct egress to a street or to open space; and
 - (ii) the distance of travel from the entrance doorway of each sole-occupancy unit to the nearest exit, or to a point from which travel in different directions to at least 2 exits is available, is not more than 6 m; or
- that was constructed, or for which a building permit was granted, before 1 August 1997; or
- that has an approved automatic fire suppression system installed throughout the building.

In this regulation, a management plan means a plan that includes the following information—

- contact details for emergency services including fire, ambulance and police;
- 24-hour contact details of the manager of the shared accommodation building;
- a list of the type of fire protection equipment available for the shared accommodation building;
- a map showing the location of fire protection equipment available for the shared accommodation building;
- a warning that fire protection equipment must be kept clear of obstructions at all times;
- a program of annual training to ensure that any staff of the shared accommodation building know how to operate the fire protection equipment available for the shared accommodation building;
- an emergency plan that complies with Regulation 147 sub-regulation (8);
- a program of evacuation drills to ensure the efficacy of the emergency plan.

For the purposes of Regulation 147 sub-regulation (7)(g), an emergency plan must—

- comply with AS 3745—2010 Planning for emergencies in facilities published on 25 November 2010, as in force or as issued from time to time; or
- include the following information—
 - (i) a map of the shared accommodation building that identifies the location of all exits from the shared accommodation building;
 - (ii) a map that identifies the assembly point at which occupants of the shared accommodation building must meet in the event of an evacuation;
 - (iii) details of the actions any staff must take to notify building occupants of an evacuation, in the event of an evacuation;
 - (iv) details of the stages of the evacuation warning system and the actions that must be taken at each stage if an evacuation warning system is installed in the building.



Related Documentation

- Building Act 1993
- Building Regulations 2018
- National Construction Code 2022

List of Amendments

- Update of NCC references to align with the new 2022 referencing system
- Amendments to improve readability
- Content review and title update

Document history

Sector Building

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Topic Fire safety systems for residential care and accommodation buildings

Document number 01

Version 2.a

Superseded

- Version 2, published 24 April 2023, Essential Safety Measures ESM 01| Fire safety systems for residential care buildings or shared accommodation buildings (used for residential care)
- Version 1.0, published (December 2021), supersedes Building Practice Note ESM-01 Installation of Fire Safety Systems in Existing Residential Care and Shared Accommodation Buildings issued June 2021

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