

QUEENSLAND



DEFINED TERMINOLOGY

- Fire Safety Installations

REGULATORY FRAMEWORK

- Building Act 1975, Fire and Rescue Service Act 1990, Fire and Rescue Service Regulation 2011
- Building Fire Safety Regulation 2008, Queensland Development Code MP6.1

ANNUAL CERTIFICATION REQUIREMENTS

Occupiers Statement to be prepared annually on behalf of the building occupier or owner where the building is vacant or unoccupied. The Occupiers Statement must be kept with the buildings' maintenance records and be produced upon demand by local government officers and authorised officers of the QFES.

BUILDING OCCUPANCY TYPES REQUIRED TO COMPLY WITH SAFETY MEASURES REGULATIONS

All Class 1b – 9c occupancy buildings as defined by Part A3.2 of the National Construction Code are required to be maintained regardless of floor area size or whether the building is occupied or vacant. A building treated as part of a coal mine for the purposes of the relevant legislation is excluded from the requirement.

ADOPTION OF AS1851

Queensland Development Code MP6.1 requires all applicable maintenance to be performed in accordance with AS1851-2012 requirements.

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DEFINED FIRE SAFETY INSTALLATIONS

Queensland Development Code MP6.1 defines the following items as “prescribed fire safety installations”:

- Air handling systems
- Emergency lifts
- Emergency lighting
- Emergency power supply
- Emergency warning and intercommunication systems
- Exit signs
- Fire detection and alarm systems
- Fire doorsets
- Fire extinguishers
- Fire hose reels
- Fire hydrants (including boosters)
- Fire mains
- Fire shutters
- Smoke and heat venting systems
- Smoke door sets
- Smoke exhaust systems
- Solid core doors
- Special automatic fire suppression systems
- Sprinklers
- Stairwell pressurisation systems
- Other measures (includes additional fire safety installation or conditions that are required under the buildings alternative solution under the Building Act 1975 of NCC Vol. 1 Clauses E1.10 and E2.3.

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DEFINED FIRE SAFETY INSTALLATIONS CONT.

Additional legislative maintenance requirements for all structural features that are fire safety installations such as structural fire protection, penetrations in fire rated structures etc. are contained in the Fire and Rescue Services Act 1990.

Requirements for building occupiers to maintain path of travel to exits, exit doors and discharge from exits are also included in the Building Fire and Safety Regulation 2008.

This info sheet is intended as a guide only and no reliance should be placed solely on this document. While best endeavors were made to concisely summarise detailed legislation and regulation at time of publication, the legislation and regulation can and does change and every circumstance is unique and requires individual and professional attention.

For detailed information, professional advice or for any questions you may have, please contact TESG on 1300 725 797 or enquiries@tesg.com.au

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