

SOUTH AUSTRALIA

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DEFINED TERMINOLOGY

- Essential Safety Provisions

REGULATORY FRAMEWORK

- Planning, Development and Infrastructure Act 2016
- Planning, Development and Infrastructure (General) Regulations 2017
- Ministerial Building Standard MBS002

ANNUAL CERTIFICATION REQUIREMENTS

Form 3 – Certificate of Compliance is required to be issued by the building owner (or their agent) and a copy provided to the relevant council. A Form 3 is not required to be prepared for the following building types (except where council deems otherwise through a condition on approval or as an outcome of the Section 71 notice):

- a Class 1a, 1b or 10 building; or
- a Class 2 building that does not have a rise in stories exceeding 3 and does not have a floor area exceeding 2000m²; or
- a Class 3,4,5,6,7, or 9b building that does not have a rise in stories exceeding 2 and does not have a floor area exceeding 500m²

Important Note: Despite the requirements for a Form 3 to not apply, this does not remove any requirements for maintenance of individual essential safety provisions and documentary logbook evidence to exist.

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.

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ADOPTION OF AS1851

AS1851-2012 is the current version to ensure safety measures are capable of performing to a standard set out in the relevant building standards for the measure.

DEFINED ESSENTIAL SAFETY MEASURES

Structural Fire Protection and Compartmentation

- Fire-resistant materials applied to building elements, including intumescent paints, fire protective sprays, coatings and boards
- Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps, attachments to internal floors, walls and ceilings, insulations, proscenium curtain and auditorium seating, etc.
- Compartmentation including bounding construction and service penetrations through fire-resistant structures (including firewalls; smoke walls; fire resistant exits and fire-resistance elements such as walls, floors ceilings, protective coverings, lift shafts, services shafts/ducts, access panels and control joints)
- Fire doors
- Smoke doors
- Solid core doors (and required lift safety doors)
- Fire shutters
- Fire windows
- Proscenium curtains and walls
- Fire sprinklers for protection of openings
- Fire sprinklers for protection of curtain or panel walls
- Proscenium curtain deluge system
- Fire and smoke curtains generally (including at atrium roof)

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Means of Egress

- Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions

Signs

- Warning signs concerning the use of lifts in the event of fire
- Illuminated exit signs (including internally and externally illuminated exit signs)
- Photo luminescent exit signs
- Identification signage on fire doors and smoke doors; signs on egress doors leading from fire-isolated passageways; signs and audible and visual alarms on sliding fire doors; chevron stripes identifying exits

Emergency Lighting

- Emergency lighting

Fire-fighting Services and Equipment

- Fire pump sets
- Water storage tanks for fire protection systems
- Fire hydrant installations, including fire mains and booster assemblies
- Street hydrants
- Fire control centres and rooms
- Fire hose reels
- Portable fire extinguishers
- Fire sprinkler installations
- Special hazard fire-fighting systems and equipment
- Occupancy hazards in fire compartments with a floor area >2000m²; or a volume >12,000m³

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Fire and Smoke Control Features

- Essential fans and motors
- Smoke detectors for smoke control systems
- Fire mode operation:
 - a) System changeover in fire mode condition
 - b) Fire shutdown of equipment
 - c) Control of supply and/or return air fans or equipment
 - d) Fire mode operation of air dampers for outside air, recycle air, relief air, and zone control dampers for supply and return air (including motorised fire and/or smoke and combination dampers)
 - e) Fire dampers – mechanical and intumescent
- Smoke hazard management:
 - a) Automatic air pressurisation for fire-isolated exits and fire-isolated lift shafts
 - b) Smoke exhaust
 - c) Smoke curtains, baffles or bulkheads (including concealed voids)
 - d) Smoke and heat vents
 - e) Smoke dampers
 - f) Natural openings (such as windows, doors, panels or the like – applicable only to buildings approved prior to 1 January 1995)
 - g) Makeup air provisions, including louvres and automatic doors
 - h) Provision for special hazards
- Kitchen exhaust systems, including grease filters
- Electric dust heaters

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DEFINED ESSENTIAL SAFETY MEASURES CONT.

Microbial and Contamination Control

- Microbial control in hot water, warm water and cooling water systems such as cooling towers, and the components of evaporative air-cooling equipment
- Automatic monitoring of atmosphere contaminants for car parks and other vehicle enclosures

Automatic Fire Detection and Alarm Systems

- Self-contained smoke and heat alarms
- Fire detection and alarm systems
- Interconnected smoke alarms for occupant warning systems and emergency light actuation for Class 1b buildings
- Building occupant warning systems
- Sound systems and intercom systems for emergency purposes, including (where applicable) break glass devices, flashing strobe luminaries, green flashing exit identification luminaries, recorded and visual messages

Lifts

- Lifts providing a stretcher facility
- Operation of lifts by fire service in the event of an emergency
- Fire service control in lifts (buildings over 12m in effective height)

Emergency Power Supply

- Emergency and standby power systems

Interconnections - Fire Safety Systems

- All fire and safety systems

Access for Fire Appliances

- Vehicular access for fire appliances

Clearances for Large Isolated Buildings

- Clearances for large isolated buildings

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This info sheet is intended as a guide only and no reliance should be placed solely on this document. While best endeavours 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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