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24.4. * * * * *

Division 2—General Provisions

24.5. This Division shall apply to every building except a Class I or Class X building.

24.6. Where alterations, extensions, or additions are proposed in respect of a building, and where such alterations, extensions, or additions would adversely affect the exits or paths of travel to the exits, the Council may require that the building shall comply with this part or such of the provisions of this Part as it considers necessary.

24.7. Doorways serving as required exits to a road or open space, and doorways and other openings in the enclosing walls, floors and ceilings of required exits or public corridors, hallways, or the like, shall be protected in accordance with Part 22.

24.8. Doorways from rooms, other than—

(a) sole-occupancy units occupying the whole of a storey; and

(b) sanitary compartments,

shall not open directly to a stairway, passageway, or ramp that is required to be fire-isolated.

24.9. A fire-isolated passageway shall be enclosed by walls, floors and ceilings of non-combustible construction having a fire resistance rating of—

(a) one hour, in the case of a building not more than 25 m in height; and

(b) two hours, in all other cases.

24.10. A fire-isolated ramp may be substituted for a fire-isolated stairway if the construction enclosing the ramp complies with Part 16 for the shaft of a fire-isolated stairway.

24.11. (1) External stairways may serve as required exits in lieu of fire-isolated stairways, subject to this clause.
Construction (2) The stairway (including connecting bridges, if any) shall be of non-combustible construction throughout.

Enclosure under certain conditions (3) If any part of the stairway is less than 6 m from an opening in an external wall of the building from which the stairway serves as a required exit—

(a) the stairway shall be enclosed for its full height above the lowest level of the opening by non-combustible construction having a fire-resistance rating of not less than one hour; and

(b) no window or other glazed part in the enclosing walls of the stairway shall be within 6 m of any opening in the external walls of the building.

Exemption from enclosure (4) Subclause (3) does not apply if every window in the external wall of the building—

(a) is more than 3 m from any part of the stairway; and

(b) is protected, in the case of a window that is between 3 m and 6 m from any part of the stairway—

(i) by a one-hour automatic fire shutter; or

(ii) by a one-hour fire window (either automatic or fixed permanently in the closed position).

Protection of doorways (5) Subclause (3) does not apply if every doorway in the external wall of the building is protected—

(a) in the case of a doorway that is within 3 m of any part of the stairway—by a one-hour self-closing fire door; or

(b) in the case of a doorway that is between 3 m and 6 m from any part of the stairway—

(i) by a one-hour self-closing fire door; or

(ii) by a one-hour automatic fire shutter.

Protection of other openings (6) Subclause (3) does not apply if every opening (other than a window or a doorway) in the external wall of the building, being an opening that is within 6 m of any part of the stairway—

(a) is protected—

(i) by a one-hour self-closing fire door;

(ii) by a one-hour automatic fire shutter; or

(iii) by such other means as is approved; or
(b) consists merely of—

(i) a control joint or weep hole in masonry or concrete construction, or a joint between pre-cast concrete panels, that is no larger than is necessary for its purpose; or

(ii) a non-combustible ventilator that is incorporated in the wall for the purpose of providing ventilation for the wall cavities and sub-floor areas of the building, that does not exceed $45 \times 10^3 \text{mm}^2$ in face area and that is located no closer than 2 m from any other such ventilator.

24.12. (1) Escalators and non-required non-fire-isolated stairways shall not connect more than—

(a) three storeys where each of those storeys is provided with an approved sprinkler system throughout; or

(b) two storeys otherwise,

and one of those storeys shall be situated at a level at which egress to a road or open space is provided.

(2) Subclause (1) shall not apply to an escalator or stairway that is—

(a) within a sole-occupancy unit in a Class II building; or

(b) an external escalator or stairway, irrespective of the classification of the building.

24.13. A non-fire-isolated stairway serving as a required exit shall provide a continuous means of travel via its own flights of stairs and landings from every storey served to the level at which egress to a road or open space is provided.

24.14. (1) Every fire-isolated stairway and fire-isolated ramp shall lead directly or by way of a fire-isolated passageway to a road or open space, except as conceded in subclause (2).
(2) In a Class V, VI, VII, or VIII building, a fire-isolated stairway or fire-isolated ramp discharging into a storey or similar space within the confines of the building shall not be subject to subclause (1) if—

(a) that storey or space is at a level at which egress to a road or open space is provided;

(b) that storey or space is unenclosed or only partly enclosed;

(c) any walls, columns, piers, glazing or other construction at the periphery of that storey or similar space do not occupy, in total, more than one-third of its perimeter; and

(d) the portion of that storey or space into which the stairway or ramp discharges—

(i) is not used for storage or for the parking of vehicles; and

(ii) is separated by means of a fire wall from any portion of that storey or space which is so used.

(3) Every fire-isolated stairway, fire-isolated passageway and fire-isolated ramp serving as or forming part of a required exit shall have displayed, in a conspicuous position adjacent to each doorway providing access to the stairway, passageway or ramp, a notice in or to the effect of Form 5.

(4) * * * * * * *

24.15. (1) Where a stairway serving as an exit is required to be fire-isolated, there shall be no direct connexion between—

(a) a flight of stairs rising from a storey below the lowest level of access to a road or open space; and

(b) a flight of stairs descending from a storey above that level.
(2) Any construction that is common to or separates rising and descending flights of stairs, as referred to in subclause (1), shall be non-combustible and have a fire-resistance rating of not less than one hour.

24.16. In a Class VI building, a non-fire-isolated required stairway or ramp shall discharge at a point not more than—

(a) 18 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or

(b) 30 m from one of two such doorways or passageways where travel to each of them from the stairway or ramp is in opposite or approximately opposite directions.

24.16.1. Where exits are so located that their use may otherwise be obstructed by the parking of vehicles, barriers, of an approved type, shall be provided and installed in such a manner that—

(a) vehicles are prevented from obstructing the exits; and

(b) the barriers do not obstruct access to or egress from the exits.

24.17. (1) Gas meters shall not be installed in a required exit or in any corridor, hallway, lobby or the like leading to a required exit.

(2) Gas pipes and other fuel pipes shall not be installed in a required exit.
(3) Telephone switchboards shall not be installed in required fire-isolated stairways, fire-isolated ramps, or fire-isolated passageways.

(4) The following services and equipment shall not be installed in a required exit or in any corridor, hallway, lobby, or the like leading to a required exit unless enclosed by construction that comprises or is lined with non-combustible material or a material listed in clause 16.12:
   
   (a) Electricity meters or ducts.
   (b) Electrical motors or other motors serving equipment in the building.

(5) Switchboards and electrical distribution boards in the building shall not be located in required exits.

(6) Where a building is more than 25 m in height, an electrical distribution board in the building shall not be situated in any corridor, hallway, lobby or the like leading to a required exit unless the board is enclosed in construction, including doors thereto, having a fire-resistance rating of not less than one hour.

24.18. An opening to any chute or duct intended for conveying the hot products of combustion shall not be located in any part of a required exit or any corridor, hallway, lobby, or the like leading to a required exit.

24.19. (1) The space below a flight of stairs of a required fire-isolated stairway, if such space is within the fire-isolated shaft, shall not be enclosed to form a cupboard or similar enclosed space.

(2) The space below a flight of stairs of a non-fire-isolated stairway (including an external stairway) serving as a required exit shall not be enclosed to form a cupboard or other enclosed space unless—
   
   (a) the enclosing walls and ceilings have a fire-resistance rating of not less than one hour; and
   
   (b) any access doorway to the enclosed space is fitted with a self-closing fire door having a fire-resistance rating of not less than one hour.
24.20.  (1) This clause shall apply to doorways and doors—

(a) serving as required exits; or
(b) forming part of a required exit.

(2) A revolving door or roller shutter shall not be fitted to a doorway referred to in subclause (1).

(3) A sliding door shall not be fitted to a doorway referred to in subclause (1), other than one leading to a road or open space, and any such door, if power-operated, shall be so constructed that in the event of malfunction or failure of the power source, it may be opened manually under a force of not more than 110 N.

(4) A swinging door fitted to a doorway referred to in subclause (1)—

(a) shall not, at any part of its swing, encroach by more than 500 mm on the required width of a required stairway or ramp, including the landings thereof; and
(b) shall not, when fully open, encroach by more than 100 mm on the required width of a required exit,

the measurement of encroachment in each case to include door handles or other furniture or attachments to the door.

(5) A swinging door fitted to a doorway referred to in subclause (1) shall swing in the direction of egress except in the case of—

(a) a doorway opening to a sanitary compartment; and
(b) a doorway opening to a road, open space, or external balcony, in which case the door may swing against the direction of egress if fitted with an approved means of fixing it readily in the fully open position.

(6) The concession allowable pursuant to paragraph (b) of subclause (5) shall not apply to a doorway of a required fire-isolated stairway, fire-isolated ramp, or fire-isolated passage-way.
Operation of latch

(7) A door referred to in subclause (1) shall be readily openable—

(a) without a key; and

(b) by means of a single hand action on a single device which—

(i) is located between 900 mm and 1200 mm above the floor; and

(ii) does not comprise a bolt or a padlock or a separately operated deadlock,

from the side that would face any person seeking egress from the building.

Concession for certain exits

(8) Subclause (7) does not apply to any door that serves as a required exit—

(a) from a sole-occupancy unit in a building of Class II, III or IV where the door opens to a road or open space; or

(b) from a building, or portion of a building, of Class V, VI, VII or VIII where—

(i) the building or portion—

(A) contains one storey only; and

(B) has a floor area not exceeding 200 m²; and

(ii) the door—

(A) will be held fully open by means of an approved device; or

(B) will comply with subclause (7),

at all times during which the building or portion is normally occupied.

Doors in path of travel

Operation of latch

24.20.1. (1) Any door, shutter, grille or the like which is installed in a path of travel to a required exit shall be readily openable—

(a) without a key; and

(b) by means of a single hand action on a single device which—

(i) is located between 900 mm and 1200 mm above the floor; and
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(ii) does not comprise a bolt or a padlock or a separately operated deadlock, from the side that would face any person seeking egress from the building.

(2) Subclause (1) does not apply to any door, shutter, grille or the like which—

(a) serves a vault or strongroom;

(b) serves a sole-occupancy unit in a building of Class II, III or IV;

(c) serves a sole-occupancy unit in a building of Class V, VI, VII or VIII having a floor area not exceeding 200 m²; or

(d) serves a room having a floor area not exceeding 200 m² situated in a sole-occupancy unit in a building of Class V, VI, VII or VIII having a floor area exceeding 200 m².

(3) Notwithstanding subclause (1), the Council may permit a door, shutter, grille or the like to be kept locked in a manner that requires the use of a key to unlock it if the Council is satisfied that the room or space served by the door, shutter, grille or the like will be inaccessible to persons at all times during which it is kept locked.

24.21. (1) The threshold of a doorway serving as a required exit or forming part of a required exit shall not, except as in subclause (2), incorporate a step or ramp at any point closer to the doorway than the width of the door leaf.

(2) A doorway opening to a road, open space, or external balcony shall not be subject to subclause (1) if the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.

24.22. Where a required exit leads to an open space that is at a different level to the public road to which it is connected, a path of travel to the road shall be provided by way of—

(a) a ramp or other incline having a grade of not more than 1 in 8 at any part; or

(b) a stairway complying with the relevant provisions of this Part.
24.23. (1) The required widths of stairways (as represented by the letter “W” in figure 24.23) shall be measured clear of all obstructions, such as handrails, projecting parts of balustrades, and the like, and shall extend without interruption, except for ceiling cornices, to a height not less than 2,030 mm vertically above a line along the nosings of the treads, or the floor of the landing, as the case requires.

(2) A stairway that exceeds 2,000 mm in unobstructed width shall be deemed to have a width of 2,000 mm unless—

(a) it is divided by a balustrade or handrail continuous between landings; and

(b) each such division is not less than 1,000 mm in width, in which case the full unobstructed width of the stairway may be counted for the purposes of this Part.

24.24. (1) Every stairway serving as a required exit shall be provided with landings, where necessary, to limit the number of risers in a flight of stairs to 18.

(2) The length of travel along a landing measured 500 mm from the inside edge of the landing (as represented by the letter “L” in figure 24.23) shall be not less than 750 mm.

(3) Landings shall be provided with a non-slip finish throughout or with an approved non-skid strip near the edge of the landing where it leads to a flight of stairs below.

24.25. (1) The flight of a required stairway shall have not more than 18 or less than 2 risers.

(2) The going and riser height of a flight of stairs in a required stairway shall be constant throughout that flight.

(3) The treads of a flight of stairs in a required stairway shall—

(a) be constructed within the limits of shape and size illustrated in Figure 24.25 and specified in Table 24.25; and

(b) be provided with a non-slip finish throughout or with an approved non-skid strip near the edge of the nosings.
STAIRWAY REQUIREMENTS

Doors—Maximum encroachment into required width of Exit 500 mm

FIGURE 24.23
(4) The risers of a flight of stairs in a required stairway shall be constructed within the limits of shape and size illustrated in Figure 24.25 and Table 24.25.

(5) Nothing in this clause shall be deemed to prevent the space between the treads of a stairway (referred to herein as risers) from being completely open.

TABLE 24.25
LIMITS OF RISER HEIGHT AND GOING

<table>
<thead>
<tr>
<th>Shape of treads in plan</th>
<th>Riser height R in mm</th>
<th>Going G in mm</th>
<th>Quantity 2R + G</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rectangular</td>
<td>190</td>
<td>115</td>
<td>395</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Wide end of tread</td>
</tr>
<tr>
<td>Tapered as in a curved stairway</td>
<td>190</td>
<td>115</td>
<td>445</td>
</tr>
</tbody>
</table>

FIGURE 24.25
24.26. (1) The width of a ramp serving as a required exit shall be measured clear of all obstructions, such as handrails, projecting parts of balustrades, and the like, and shall extend without interruption, except for ceiling cornices, to a height of not less than 2,030 mm vertically above the floor surface of the ramp.

(2) The slope of a ramp serving as a required exit shall have a gradient grade of not more than 1 in 8 in any part.

(3) The floor surface of a ramp shall have a non-slip finish.

24.27. (1) A handrail or balustrade shall be provided along the side of any required stairway or ramp, and any corridor, hallway, external access balcony, or bridge, or the like, leading to an exit, if that side is not bounded by a wall and is more than 915 mm (or 5 risers in the case of a stairway) above the finished surface of the adjoining floor or ground, as the case may be.

(2) A handrail shall be provided along at least one side of every flight of stairs in a required stairway and where the flight is not bounded by a wall, a handrail shall be provided along each side.

(3) Required handrails shall be fixed at a vertical height of not less than 865 mm above—

(a) the nosings of stair treads; and

(b) the floor surface of ramps, landings, corridors, hallways, external access balconies, bridges and the like,

and shall be so constructed that there will be no obstruction on or above them that will tend to break a hand hold.

(4) Every required handrail shall be continuous between stair flight landings.

(5) Where a required internal stair has an open well, the handrail to the well side of the stair shall serve both the stair and landings and shall provide a continuous but not necessarily uniform handhold throughout its length.
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24.28. (1) This clause shall apply wherever this Part regulates the minimum width of required exits or doorways leading to required exits according to the number of persons accommodated in a storey.

(2) The number of persons deemed to be accommodated in a storey shall be the sum of the numbers obtained by dividing the floor area of each portion of the storey by the relevant number of square metres per person listed in Table 24.28, according to the use or proposed use of that portion.

(3) Where a particular use of portion of a storey is not listed in Table 24.28, the number of square metres per person to be used in the calculation shall be as determined by the Council.

(4) In this clause, the floor area of a storey or portion of a storey shall exclude spaces set aside for—

(a) lifts, stairs, and escalators;
(b) corridors, hallways, lobbies, and the like;
(c) service ducts and the like; and
(d) sanitary compartments or other ancillary uses.

| TABLE 24.28 |
| AREAS PER PERSON ACCORDING TO USE |

<table>
<thead>
<tr>
<th>Type of use</th>
<th>Square metres per person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly room for—</td>
<td></td>
</tr>
<tr>
<td>(a) civic, political, transit, religious, social or recreational purposes</td>
<td>1.2</td>
</tr>
<tr>
<td>(b) entertainment or amusement</td>
<td>1.2</td>
</tr>
<tr>
<td>Bar</td>
<td>1</td>
</tr>
<tr>
<td>Boiler</td>
<td>30</td>
</tr>
<tr>
<td>Board room</td>
<td>2</td>
</tr>
<tr>
<td>Boarding-house</td>
<td>15</td>
</tr>
<tr>
<td>Cafe</td>
<td>1</td>
</tr>
<tr>
<td>Cafeteria</td>
<td>1</td>
</tr>
<tr>
<td>Computer room</td>
<td>25</td>
</tr>
<tr>
<td>Dining room</td>
<td>1</td>
</tr>
<tr>
<td>Factory—</td>
<td></td>
</tr>
<tr>
<td>(a) a machine shop, fitting shop, or like place for cutting, grading, finishing or fitting of metals or glass, except in the fabrication of structural steelwork or manufacture of vehicles or bulky products</td>
<td>5</td>
</tr>
</tbody>
</table>
### Table 24.28—continued
**Areas per person according to use—continued**

<table>
<thead>
<tr>
<th>Type of use</th>
<th>Square metres per person</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b) areas used for fabrication and processing other than those in (a)</td>
<td>50</td>
</tr>
<tr>
<td>(c) a space in which the layout and natural use of fixed plant or equipment determine the number of persons which will occupy the space during working hours.</td>
<td>As approved by the Council.</td>
</tr>
</tbody>
</table>

| Garage-public                              | 30                       |
| Guest-house                                | 15                       |
| Hostel                                     | 15                       |
| Kiosk                                      | 1                        |
| Kitchen                                    | 10                       |
| Laboratory                                 | 10                       |
| Laundry                                    | 10                       |
| Library—                                    |
| reading space                              | 2                        |
| storage space                              | 30                       |
| Office, including one for typewriting or document copying                     | 10                       |
| Plant room for—                             |
| ventilation, electrical or other service units | 30                       |
| boilers or power plant                     | 50                       |
| Reading room                               | 2                        |
| Restaurant                                 | 1                        |
| Shop-space for sale of goods—               |
| (a) at a level entered direct from the open air or any lower level           | 2.5                      |
| (b) at all other levels                    | 5.5                      |
| Showroom—display area                      | 5                        |
| Staff room                                 | 10                       |
| Storage space                              | 30                       |
| Switch room                                | 30                       |
| Telephone exchange—private                 | 30                       |
| Transformer room                           | 30                       |
| Workshop—                                   |
| for maintenance staff                      | 30                       |
| for manufacturing processes                | As for “Factory”.         |

**24.29. (1) Exit signs shall be installed on or near—**

(a) each door leading from a storey into—

(i) an enclosed stairway, passageway or ramp serving as a required exit;

(ii) an external stairway, passageway or ramp serving as a required exit; or
(iii) an external balcony leading to a required exit; and
(b) each door leading from an enclosed stairway, passageway or ramp to a road or open space.

(2) An exit sign referred to in subclause (1) shall be located in accordance with the provisions of AS 2293 (Part 1).

(3) Exit signs shall also be installed in corridors, hallways, lobbies and the like, indicating the direction of a required exit, and on or near each door serving as, or forming part of, a required exit if the Council is of the opinion that the location of the exits will not otherwise be readily apparent to persons occupying or visiting the building.

(4) A required exit sign—
(a) shall be designed and illuminated in accordance with the provisions of AS 2293 (Part 1); and
(b) notwithstanding any provision of AS 2293 (Part 1), shall be installed so that it will be illuminated at all times.

(5) Subclause (4) does not apply to an exit sign that consists of an approved self-luminous device consisting of a coloured legend on an opaque background and so constructed that—
(a) the luminance of the legend is not less than 2 cd/m<sup>2</sup> and not more than 25 cd/m<sup>2</sup>; and
(b) the variation in luminance within the legend is not more than 5:1.

(6) An exit sign required to be installed on or near a door leading from—
(a) a storey that is situated below the lowest storey providing egress to a road or open space;
(b) a restaurant;
(c) an assembly room having a floor area of 42 m<sup>2</sup> or more; or
(d) a plant room,
shall consist of an internally illuminated device that complies with the requirements of subclause (4).
(7) This clause does not operate so as to require an exit sign to be installed on or near any door in a Class II building if the word “EXIT” appears in clearly legible letters (not less than 25 mm high and in a colour that contrasts with the colour of the background) on the side of the door furthest from the stairway, passageway, ramp or balcony to which the door leads.

(8) This clause does not operate so as to require an exit sign to be installed on or near any door to a sole-occupancy unit in a Class II, III or IV building.

24.29.1. Where a building is required to have two or more exits—

(a) not less than 2 exits shall be readily accessible to each occupant of any storey required to be served by those exits; and

(b) exits shall be so located that access to at least one of those exits can be gained by each occupant of the storey without the need to pass the doors of all lifts serving that storey.

Division 3—Class II and III Buildings

24.30. This Division, in addition to Division 1 and Division 2, shall apply to Class II and Class III buildings, but shall not apply to any sole-occupancy unit or room therein which has its own direct access to a road or open space.

24.31. (1) In a building having a rise of not more than eight storeys, one exit only shall be required except where—

(a) the building is subject to subclause (2); or

(b) the requirements of clause 24.32 cannot be met by the provision of a single exit.

(2) In a building of Type 4 or Type 5 construction having a rise of two storeys, at least two exits shall be provided.

(3) In a building having a rise of more than eight storeys, at least two exits shall be provided.
24.32. (1) Where only one exit is required in a Class II or Class III building—

(a) the entrance doorway of a sole-occupancy unit shall be not more than 5.5 m from that exit; and

(b) no point on the floor of a room, not being a room in a sole-occupancy unit, shall be more than 15 m from that exit.

(2) Where two or more exits are required in a Class II or Class III building—

(a) the entrance doorway of a sole-occupancy unit shall be not more than 5.5 m from a point from which travel in different directions to two of those exits is available; and

(b) no point on the floor of a room, not being a room in a sole-occupancy unit, shall be more than 15 m from a point from which travel in different directions to two of those exits is available.

24.33. Where two exits are required to serve as alternative exits in relation to any room or sole-occupancy unit in a Class II or Class III building, the distance between those two exits shall be not more than 45 m, and in a Class III building the distance between the two exits shall be not less than 9 m.

24.34. (1) In this clause, the "nearest part of an exit" shall mean—

(a) in the case of a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access thereto;

(b) in the case of a non-fire-isolated internal or external stairway, the nearest part of the nearest riser;

(c) in the case of a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey concerned; and

(d) in the case of a doorway opening to a road or open space, the nearest part of that doorway.
(2) In measuring the distances referred to in clauses 24.32 and 24.33, the following rules shall apply:

(a) In the case of a room, not being a sole occupancy unit, the distance shall include the straight-line measurement from any point on the floor of the room to the nearest part of a doorway leading therefrom, together with the distance from such part of the doorway to the single required exit or to a point from which travel in different directions to two required exits is available, as the case requires.

(b) The distance from the doorway of a room or sole-occupancy unit shall, subject to paragraph (d), be measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to two required exits is available, as the case requires.

(c) The distance between two required exits shall, subject to paragraph (d), be measured in a straight line between the nearest parts of those exits.

(d) Where a corridor, hallway, external balcony, or other path of travel leading to a required exit or connecting two required exits, includes a curve or change of direction, the distance shall include the shortest measurement along the corridor or other path of travel, whether by curves, or straight lines, or a combination of both.

24.35. (1) If 2 or more exits are required in a Class II or Class III building, or a building that contains Class II or Class III portions—

(a) those exits shall provide separate egress to a road or open space; and

(b) if those exits consist of non-fire-isolated stairways, passageways or ramps—

(i) they shall be separated from each other, at the level of discharge, by construction having a fire-resistance rating not less than that required by Part 16 for walls bounding public corridors; and

(ii) any doorway connecting them shall be protected in accordance with subclause (2).
(2) The protection required by subclause (1) shall be as follows:

(a) in a building of Type 1 or Type 2 construction—a self-closing one-hour fire door;

(b) in a building of Type 3, Type 4 or Type 5 construction—a self-closing, tight fitting, solid core door, not less than 35 mm thick.

24.36. (1) In a building—

(a) that is a Class II building; or

(b) that consists of Class II portions and Class VII portions only (where the Class VII portions are used solely for the purpose of parking motor vehicles or for some other purpose that is ancillary to the purposes of a Class II building),

required stairways shall be fire-isolated stairways.

(2) Subclause (1) does not require a required stairway to be a fire-isolated stairway if—

(a) the stairway connects—

(i) not more than 3 storeys of a building referred to in subclause (1) (a); or

(ii) not more than 4 storeys of a building referred to in subclause (1) (b) (where at least one of the storeys consists of a Class VII portion that is used solely for the purpose of parking motor vehicles or for some other purpose that is ancillary to the purposes of a Class II building); and

(b) the building complies with clause 24.38.

24.37. (1) In a building—

(a) that is a Class III building; or

(b) that consists of Class III portions and Class VII portions only (where the Class VII portions are used solely for the purpose of parking motor vehicles or for some other purpose that is ancillary to the purposes of a Class III building),

required stairways shall be fire-isolated stairways.
(2) Subclause (1) does not require a required stairway to be a fire-isolated stairway if—

(a) the stairway connects—

(i) not more than 2 storeys of a building referred to in subclause (1) (a); or

(ii) not more than 3 storeys of a building referred to in subclause (1) (b) (where at least one of the storeys consists of a Class VII portion that is used solely for the purpose of parking motor vehicles or for some other purpose that is ancillary to the purposes of a Class III building); and

(b) the building complies with clause 24.38.

24.38. (1) The distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of any stairway that is non-fire-isolated and is required to serve that room or sole-occupancy unit shall not exceed—

(a) 30 m in a building of Type 4 or Type 5 construction; and

(b) 60 m in all other cases.

(2) For the purposes of subclause (1), the distance to a stairway shall be measured in accordance with clause 24.34, the remainder of the distance being measured—

(a) along the shortest line of travel to the road or open space; and

(b) in the case of the treads and risers of a stair, along a line connecting the nosings of the treads.

24.39. (1) In a Class II or Class III building, every doorway—

(a) serving as a required exit from a storey; or

(b) leading to or forming part of a required exit or path of travel to an exit,

shall have a clear opening of not less than 1 980 mm in height and not less than 750 mm in width.
(2) In a Class II or Class III building, every required exit and path of travel to an exit shall, except for doorways, have a minimum unobstructed vertical clearance throughout of 2,030 mm and a minimum unobstructed width throughout of 1,000 mm.

Division 4—Class IV, V, VI, VII, and VIII Buildings

24.40. This Division, in addition to Division I and Division 2, shall apply to Class V, VI, VII, and VIII buildings and any Class IV portion thereof.

24.41. (1) In a Class V building having a rise of not more than eight storeys, one exit only shall be required except where the requirements of subclause (1) of clause 24.43 cannot be met by the provision of a single exit.

(2) In a Class V building having a rise of more than eight storeys at least two exits shall be provided.

(3) Notwithstanding the requirements of subclause (2) in a Class V building in which—

(a) the floor of the topmost storey is not more than 42 m above the floor of the lowest storey providing egress to a road or open space;

(b) an approved sprinkler system is installed throughout the building; and

(c) the requirements of subclause (1) of clause 24.43 are met,

one exit only shall be required from those storeys which are not subject to subclause (4).

(4) Where egress from a storey in a Class V building would involve a vertical rise within the building of more than 1.5 m, at least two exits shall be provided from that storey.
24.42. (1) In a Class VI, VII, or VIII building having a rise of not more than one storey, one exit only shall be required except where the requirements of subclause (1) of clause 24.43 cannot be met by the provision of a single exit.

(2) In a Class VI, VII, or VIII building having a rise of two storeys in which the upper storey has a floor area not exceeding 180 m², one exit only shall be required except where—

(a) the requirements of clause 24.16 or subclause (1) of clause 24.43 cannot be met by the provision of a single exit; or

(b) the Council is of opinion that by reason of the design of the building, the potential fire hazards associated with the use of the building, or other relevant considerations necessitate the provision of two exits from that storey.

(3) In a Class VI, VII, or VIII building having a rise of two storeys in which the upper storey has a floor area exceeding 180 m², at least two exits from that storey shall be provided.

(4) In a Class VI, VII, or VIII building having a rise of more than two storeys at least two exits shall be provided.

(5) Notwithstanding the requirements of subclauses (3) and (4), in a Class VI, VII or VIII building having a rise of not more than eight storeys the Council may approve one exit only if—

(a) the requirements of subclause (1) of clause 24.43 are met; and

(b) a certificate from the Board of Fire Commissioners is submitted to the Council certifying that having regard to the proposed use of the building a single exit will be sufficient.

(6) Where egress from a storey in a Class VI, VII, or VIII building would involve a vertical rise within the building of more than 1.5 m, at least two exits shall be provided from that storey.
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24.43. (1) Where only one exit is provided in a Class V, VI, VII, or VIII building, no point on a floor shall be more than 18 m from that exit, except as conceded in subclause (3).

(2) Where two or more exits are provided, no point on a floor shall be more than 18 m from—

(a) one of those exits; or

(b) a point from which travel in different directions to two of those exits is available, in which case the maximum distance to one of those exits shall not exceed 40 m.

(3) In a Class V or VI building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m.

(4) The entrance doorway to a Class IV portion of a building shall be situated at a distance of not more than 5.5 m from—

(a) an exit; or

(b) a point from which travel in different directions to two exits is available.

24.44. (1) Where two exits are required to serve as alternative exits in relation to any point on the floor of a storey, the distance between those two exits shall not exceed 60 m.

(2) Where two or more exits are required to serve a storey, the minimum distance between two of them shall be not less than 6 m.

24.45. (1) In this clause, the “nearest part of a required exit” shall have the meaning ascribed to “nearest part of an exit” by subclause (1) of clause 24.34.
(2) In measuring the distances referred to in clauses 24.43 and 24.44, the following rules shall apply:

(a) In the case of a room, the distance shall include the straight-line measurement from any point on the floor of the room to the nearest part of a doorway leading therefrom, together with the distance from that part of the doorway to—

(i) the nearest part of a required exit; or

(ii) a point from which travel in different directions to two required exits is available,

as the case requires.

(b) The distance from the doorway of a room, or of a Class IV portion of the building, or from a point on the floor not within a room shall, subject to paragraphs (d), (e) and (f), be measured in a straight line to—

(i) the nearest part of a required exit; or

(ii) a point from which travel in different directions to two required exits is available,

as the case requires.

(c) The distance between two required exits shall, subject to paragraphs (d), (e), and (f), be measured in a straight line between the nearest parts of those exits.

(d) Where a corridor, hallway, external balcony, or other path of travel leading to a required exit or connecting two required exits, includes a curve or change of direction, the distance shall include the shortest measurement along the corridor or other path of travel, whether by curves, or straight lines, or a combination of both.

(e) Where more than one corridor, hallway, or other internal path of travel connects two required exits, the measurement shall be along the path of travel producing the greatest distance.

(f) Where a wall (including a demountable partition wall) that does not bound—

(i) a room; or

(ii) a corridor, hallway, or the like,
necessitates a change in direction in proceeding to a required exit, the distance shall be measured along the line of travel past that wall or partition.

**Types of stairways required**

24.46. In a Class V, VI, VII or VIII building, a stairway serving as a required exit—

(a) may be non-fire-isolated if—

(i) it connects not more than 2 storeys of the building; and

(ii) it complies with clause 24.13; and

(b) shall be fire-isolated in any other case.

**Dimensions of doorway Generally**

24.47. (1) Every doorway—

(a) serving as a required exit from a storey; or

(b) leading to or forming part of a required exit or path of travel to an exit,

shall have a clear opening of not less than 1 980 mm in height and not less than 750 mm in width, this width to be increased, where necessary, to comply with subclause (2) or subclause (3) as the case may be.

(2) Where, pursuant to clause 24.28, a storey at the level of access to a road or open space is deemed to accommodate more than 100 persons—

(a) the width of a doorway serving as the only exit from that storey; and

(b) the sum of the widths of two or more doorways serving as required exits from that storey,

shall be not less than 750 mm plus 250 mm for every 25 persons (or part of 25 persons) in excess of 100.

(3) Where, pursuant to clause 24.49, a stairway or ramp is required to be more than 1 000 mm in width at any level, the following doorways leading to or from the stairway or ramp shall have the minimum widths listed:

(a) A doorway providing direct access from a storey—250 mm less than the required width of the stairway or ramp at that storey level.
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(b) A doorway providing direct access from the stairway or ramp at the level of access to a road or open space—250 mm less than the required width of the stairway or ramp at that level.

24.48. Every path of travel to a required exit shall, except for doorways, have a minimum unobstructed vertical clearance throughout of 2 030 mm and a minimum unobstructed width throughout of 1 000 mm.

24.49. (1) Every required exit shall, except for doorways, have a minimum unobstructed vertical clearance throughout of 2 030 mm.

(2) Every required exit shall, except for doorways, have a minimum unobstructed width throughout of 1 000 mm and this width shall be increased, if necessary, to meet the provisions of subclause (3).

(3) Where, pursuant to clause 24.28, a storey is deemed to accommodate more than 100 persons and not more than 200 persons—

(a) the width of a single stairway or ramp serving that storey (if only one such exit is required); and

(b) the sum of the widths of two or more stairways or ramps required to serve that storey,

shall, at the level of entry from that storey concerned, be not less than the relevant dimension set out in Table 24.49, according to the number of persons deemed to be accommodated in that storey, and where the number of persons deemed to be accommodated exceeds 200, the relevant width shall be 2 000 mm plus 250 mm for every 25 persons (or part of 25 persons) in excess of 200.

(4) The required width of a required stairway or ramp shall not diminish in the direction of travel to a road or open space.
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**TABLE 24.49**

<table>
<thead>
<tr>
<th>Number of persons accommodated according to clause 24.28</th>
<th>Aggregate width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exceeding</td>
<td>Not exceeding</td>
</tr>
<tr>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>125</td>
<td>125</td>
</tr>
<tr>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>175</td>
<td>200</td>
</tr>
</tbody>
</table>

**Division 5—Class IX Buildings**

24.50. This Division, in addition to Division 1 and Division 2, shall apply to Class IX buildings.

24.51. The means of egress from a Class IXa building or from a school shall be as determined by the Council after consideration of—

(a) a report by the Board of Fire Commissioners as to the suitability or otherwise of the means of egress proposed; and

(b) any conditions regarding such means of egress that may be recommended by that Board.

24.52. (1) This clause shall apply to Class IXb buildings except—

(a) schools; and

(b) buildings that are subject to the Theatres and Public Halls Act 1908.

(2) Any room situated in the second or higher storey which—

(a) is designed, intended or adapted to be used as an assembly room for—

(i) civil, political, transit, religious, social or recreational purposes; or

(ii) entertainment or amusement, and

(b) has a floor area of 42 m² or more, shall be provided with two egress doorways.
(3) If the room referred to in subclause (2) is situated in the third or higher storey, that storey shall be served by two fire-isolated stairways from third or higher storey.

(4) The doorways referred to in subclause (2) shall have a minimum aggregate width calculated in the proportion of 500 mm for every 55 m² of floor area in the room and no doorway shall be less than 1 000 mm in width.

(5) Every path of travel from a room referred to in subclause (2) to a required stairway shall except for doorways have a minimum unobstructed vertical clearance throughout of 2 000 mm and a minimum unobstructed width throughout of 1 000 mm.

(6) Every required stairway shall have a minimum unobstructed width throughout of 1 000 mm and this width shall be increased, where necessary, to meet the provisions of subclause (7).

(7) Where, pursuant to clause 24.28, a storey containing a room referred to in subclause (2) is deemed to accommodate—

   (a) more than 100 persons and not more than 200 persons, the aggregate width of the required stairway shall, at the level of entry from that storey, be not less than the relevant dimension set out in Table 24.52 according to the number of persons deemed to be accommodated in that storey;

   (b) more than 200 persons, the aggregate width of the required stairway shall, at the level of entry from that storey, be 2 000 mm plus 250 mm for every 25 persons (or part of 25 persons) in excess of 200.

(8) All doors fitted to egress doorways in a room referred to in subclause (2) shall, except where otherwise approved, be hung in two folds fitted with "panic" bolts, and be made to open outwards. A door shall not open immediately upon a flight of stairs, but a landing shall be provided between such stairs and such doorway.
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TABLE 24.52

WIDTH OF STAIRWAYS ACCORDING TO NUMBER OF PERSONS ACCOMMODATED IN A STOREY

<table>
<thead>
<tr>
<th>Number of persons accommodated according to clause 24.28</th>
<th>aggregate width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exceeding</td>
<td>Not exceeding</td>
</tr>
<tr>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>125</td>
<td>125</td>
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<tr>
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<td>150</td>
</tr>
<tr>
<td>175</td>
<td>175</td>
</tr>
<tr>
<td></td>
<td>200</td>
</tr>
</tbody>
</table>

GROUP V—FIRE SAFETY AND FIRE RESISTANCE

PART 25—Chimneys, Flues, Fireplaces, Stoves and Similar Features

25.1. Every chimney, flue, fireplace, stove, heating appliance, and similar feature that is situated within or forms part of a building of any of the Classes I to X inclusive shall comply with such of the provisions of this Part as are applicable thereto.

25.2. *

25.3. A domestic-type oil-heating appliance shall be provided with a flue and the appliance, together with its flue and other associated fittings, shall be installed in accordance with AS 1691.

25.4. A solid-fuel-burning appliance shall be provided with a flue and the appliance, together with its flue and other associated fittings, shall be installed in accordance with the following conditions:

(a) Where any external surface of an appliance is capable, under extreme operating conditions, of attaining a temperature that is within a range specified in Column 1 of Table 25.4, the appliance shall, subject to paragraphs (b) and (f), be installed in such a manner that the surface shall be at a distance from any nearby combustible material of not less than the distance specified opposite the range in Column 2 of that Table.
(b) The Council may permit an appliance to be installed in such a manner that an external surface thereof is at a distance from nearby combustible material of less than the distance calculated in accordance with paragraph (a) in respect of the surface if it is satisfied that the combustible material is protected by sufficient non-combustible heat insulation to ensure that the appliance, under extreme operating conditions, is not capable of causing that material to attain a temperature of more than 70° C.

(c) For the purposes of paragraph (a), an external surface of an appliance shall, unless it is proved otherwise, deemed to be capable, under extreme operating conditions, of attaining a temperature of more than 150° C.

(d) Where an appliance is installed within a fireplace—

(i) the walls of the fireplace shall be of concrete or masonry;

(ii) the floor or hearth of the fireplace shall be of stone, concrete, masonry, or similar non-combustible material; and

(iii) the floor or hearth shall extend 150 mm beyond the fireplace opening at each side and 300 mm beyond the face of the fireplace opening.

(e) Where an appliance is not installed within a fireplace it shall be provided with a hearth of stone, concrete, masonry, or similar non-combustible material extending—

(i) 300 mm beyond the limits of the appliance; or

(ii) such lesser distance beyond the limits of the appliance as the Council may approve where it is satisfied that a lesser distance should be permitted because of the design of the appliance.

(f) An appliance shall not be located where it is, in the opinion of the Council, likely to cause an outbreak of fire in the building or structure in which it is installed.

(g) A flue that is connected to an appliance shall comply with section 6 of AS 1691 as though it were a flue connected to an oil heating appliance, except that the flue shall be constructed of cast iron or such other material as may be approved by the Council.
TABLE 25.4

<table>
<thead>
<tr>
<th>Surface temperature of appliance in °C</th>
<th>Distance in mm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 95° C</td>
<td>150 mm</td>
</tr>
<tr>
<td>95° C–150° C</td>
<td>600 mm</td>
</tr>
<tr>
<td>More than 150° C</td>
<td>900 mm</td>
</tr>
</tbody>
</table>

25.5. A boiler, together with its flue, if any, and other associated fittings, shall be installed in accordance with AS 1200.

25.6. (1) Every open fireplace, and every solid-fuel-burning appliance in which the fuel-burning compartment is not enclosed, shall be provided with a hearth.

(2) A required hearth shall be of stone, concrete, masonry or other similar non-combustible material and be so constructed that—

   (a) its upper surface does not slope away from the grate or appliance; and

   (b) combustible material situated below the hearth shall not be nearer than 155 mm from the upper surface of the hearth, but this requirement shall not apply to combustible material below that part of the hearth which is required to extend beyond the appliance, fireplace opening, or the limits of the fireplace, as the case requires.

(3) A required hearth—

   (a) shall extend not less than 300 mm beyond the front of the fireplace opening and not less than 150 mm beyond each side of that opening unless, by reason of the design of the fireplace or appliance, the Council approves a variation of this requirement; and

   (b) where the fireplace or appliance is free-standing from any wall of the room, shall extend beyond the limits of the fireplace or appliance for a distance of not less than 300 mm unless, by reason of the design of the fireplace or appliance, the Council approves a variation of this requirement.
25.7. (1) A flue shall not be used to convey the hot products of combustion from more than one appliance or fireplace except in the case of—

(a) gas-burning appliances where such use of the flue is permitted by—

(i) the requirements of the gas supply authority concerned; and

(ii) any relevant installation requirements prescribed by or under any Act relating to the supply of gas in the area concerned; or

(b) boilers referred to in clause 25.5 where AS 1200 permits otherwise; or

(c) solid fuel or electrical appliances used in the cooking and preparation of food; or

(d) electrical disposal appliances such as incinerettes.

(2) A flue or chimney shall not terminate in such a position as to constitute—

(a) a risk of fire to nearby combustible materials; or

(b) a risk of penetration of flue gases through nearby windows or other openings, fresh air inlets, mechanical ventilation inlets or exhausts, or the like.

(3) Where a chimney contains more than one flue, each flue shall extend to the chimney outlet.

(4) A chimney or flue shall be so constructed that—

(a) it is capable of withstanding the temperatures likely to be generated by the appliance or appliances to which it is connected;

(b) the temperature of the exposed faces will not exceed a level that would cause damage to nearby parts of the building, and

(c) the hot products of combustion will not escape through the walls of the chimney or flue.
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| (5) | A flue attached to an appliance referred to in clauses 25.3, 25.4 or 25.5 and constructed according to the requirements or Standard to which it is subject pursuant to the clause concerned shall be deemed to comply with subclause (4). |
| (6) | In a Class I or Class X building an open fireplace and a chimney connected thereto that are constructed according to the following rules shall be deemed to comply with subclause (4): |
|     | (a) Up to a height of not less than 300 mm above the underside of the arch or lintel, the walls forming the sides and back of the fireplace shall be constructed in two separate leaves of solid masonry having a total thickness, exclusive of any cavity, of not less than 180 mm. |
|     | (b) Concrete masonry shall not be used in the construction of the inner leaf of the masonry referred to in paragraph (a). |
|     | (c) The walls of the fireplace and chimney above the height referred to in paragraph (a) shall be constructed of masonry units having a net volume, exclusive of cored and similar holes, of not less than 75 per centum of their gross volume, measured on the overall rectangular shape of the units, and having an actual thickness of not less than 90 mm. |
|     | (d) The chimney shall have its flue lined internally to a thickness of not less than 12 mm with rendering consisting of cement, lime, and sand in the proportions of 1 part cement, 3 parts lime, and 10 parts sand by volume, or other approved material. |

**Evidence of compliance with subclause (4)**

| (7) | In the case of a chimney or flue that is not deemed, pursuant to subclause (5) or subclause (6), to comply with subclause (4), the Council may require the production of satisfactory evidence that the chimney or flue concerned will meet the requirements of subclause (4). |

**Building in of combustible material**

| (8) | Except where otherwise permitted by this Part, combustible material shall not be situated nearer to the inner face of a flue or fireplace opening than— |
|     | (a) 90 mm in the case of an appliance having an output rating of not more than 15 kW; or |
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(b) 190 mm in the case of an open fireplace or an appliance having a rating of more than 15 kW but less than 88 kW; or

c) 280 mm in the case of an appliance having a rating of more than 88 kW.

(9) * * * * * *

(10) A chimney shall be constructed with damp-proof courses and flashings so arranged as to prevent the penetration of rainwater to any part of the interior of the building.

25.8. (1) Where an incinerator is installed in a separate room within a building that room shall be separated from other portions of the building by construction having a fire-resistance rating of not less than 1 hour.

(2) The chimney or flue of an incinerator, except an incinerator not forming part of a building, shall comply with the relevant provisions of clause 25.7.

(3) A hopper giving access to a charging chute of an incinerator within or forming part of a building shall be non-combustible; and

(a) shall be gastight when closed;

(b) shall be so designed as to return to the closed position automatically after use;

(c) shall not be attached to a chute that connects directly to a flue except where the hopper is located in the open air; and

(d) shall not be located in a required exit.

25.9. The following shall be constructed and installed according to Part 55:

(a) Ducts for the movement or carriage of—

(i) air;

(ii) industrial wastes;

(iii) dust;
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(iv) chemicals;
(v) steam; and
(vi) products of cooking and the like;

(b) Steam pipes; and
(c) Exhaust pipes for stationary engines.

GROUP V—FIRE SAFETY AND FIRE RESISTANCE
PART 26—Fire Protection in Class IX Buildings

GROUP V—FIRE SAFETY AND FIRE RESISTANCE
PART 27—Fire-fighting Services and Appliances

27.1. (1) Fire mains shall be installed in any building and on any site where hydrants are required to be installed—
(a) in the building;
(b) on the roof of the building; or
(c) on the site.

(2) Required fire mains—
(a) shall be designed and installed in accordance with Ministerial Specification No. 10; and
(b) shall not be designed, constructed or adapted for use for any purpose other than the supply of water for fire-fighting purposes.

(3) Fire brigade booster connections shall be provided for a required fire main if the Council (after considering a report from the Board of Fire Commissioners) so requires.

(4) Required fire brigade booster connections shall be designed and installed in accordance with Ministerial Specification No. 10.
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(5) Required fire mains and fire brigade booster connections shall not be installed in any building or on any site until after the Fire Commissioners have been furnished with a report, issued by the Board of Fire Commissioners, to the effect that—

(a) in the opinion of the Board, the design of the proposed fire mains, and the proposed manner of their installation, comply with Ministerial Specification No. 10; and

(b) the design of the proposed booster connections and the proposed manner of their installation comply with that Specification.

27.2. (1) Hose reels shall be installed in a building of a class specified in Column 1 of Table 27.2 in the locations specified opposite that class in Column 2 of that Table.

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class of building</td>
<td>Location of hose reels.</td>
</tr>
<tr>
<td>II ..............</td>
<td>In each storey of the building if the rise in storeys of the building is more than 3.</td>
</tr>
<tr>
<td>III ............</td>
<td>In each storey of the building if the rise in storeys of the building is more than 2.</td>
</tr>
<tr>
<td>IV, V, VI, VII, VIII, or IX.</td>
<td>(1) In each storey of the building if the rise in storeys of the building is more than 4.</td>
</tr>
<tr>
<td></td>
<td>(2) In any storey of the building if that storey has a floor area of more than 500 m².</td>
</tr>
</tbody>
</table>

(2) If a building contains portions of more than one class, hose reels shall be installed in the building in such locations as to ensure that the whole building complies with the requirements of subclause (1) in respect of each of those classes as if the whole building were a building of that class.

(2A) If a building contains portions of more than one class—

(a) being a building having a rise in storeys of 4 of which at least one is a Class II portion and at least one is not—

(i) if the topmost storey of the building is a Class II portion—no hose reels are required to be installed in any storey of the building merely because the building has a rise in storeys of 4; and
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(ii) in any other case—no hose reels are required to be installed in any storey that is a Class II portion merely because the building has a rise in storeys of 4; or

(b) being a building having a rise in storeys of 3 of which at least one is a Class III portion and at least one is not—

(i) if the topmost storey of the building is a Class III portion—no hose reels are required to be installed in any storey of the building merely because the building has a rise in storeys of 3; and

(ii) in any other case—no hose reels are required to be installed in any storey that is a Class III portion merely because the building has a rise in storeys of 3.

3 Nothing in subclause (2) requires hose reels to be installed in any Class II or III portion of a building by reason only that the floor area of that portion is more than 500 m².

4 Required hose reels—

(a) shall be designed and installed in accordance with Ministerial Specification No. 10;

(b) shall be connected to—

(i) a fire main; or

(ii) a water service pipe that complies with Ministerial Specification No. 10;

(c) where they are required to be installed in any storey of a building in which hydrants are required to be installed—shall be so installed that a hose reel is situated at each location in that storey at which a hydrant is situated; and

(d) shall be so situated that—

(i) each part of the floor of any storey of the building, and each part of the floor of any mezzanine contained in any such storey, is in reach of the nozzle end of a hose attached to a hose reel installed in that storey; and
(ii) a hose reel is readily accessible for use by each occupant of the part of the building served by the hose reel.

(5) Subclause (4) (d) does not apply in relation to a flat which extends through 2 or more storeys of a building, where—

(a) each part of the floor of the flat is in reach of the nozzle end of a hose attached to a hose reel installed at the level of 1 of those storeys;

(b) a hose referred to in paragraph (a) does not, in reaching any part of the floor of the flat, pass through any entrance to a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; and

(c) a hose reel referred to in paragraph (a) is readily accessible for use by each occupant of the part of the flat served by the hose reel.

(6) Required hose reels shall not be installed in any building until after the Council has been furnished with a report, issued by the Board of Fire Commissioners, to the effect that, in the opinion of the Board, the design of the proposed hose reels, and the proposed manner of their installation, comply with Ministerial Specification No. 10.

(7) Hose reels shall not be situated within any required fire-isolated stairway, fire-isolated passageway or fire-isolated ramp.

(8) The Council may exempt a building from the requirements of subclause (1) if it is satisfied that the site on which the building is situated cannot reasonably be provided with a water supply that is adequate for the effective use of hose reels in the building.

27.3. (1) Hydrants shall be installed in a building of a class specified in Column 1 of Table 27.3 in the locations specified opposite that class in Column 2 of that Table.
### TABLE 27.3
**REQUIRED HYDRANTS**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class of building</td>
<td>Location of hydrants</td>
</tr>
<tr>
<td>II, III, IV, V, VI, VII, VIII or IX</td>
<td>In each storey of the building if the rise in storeys of the building is more than 4.</td>
</tr>
<tr>
<td>VI</td>
<td>In each storey of the building if the building has a total floor area of more than 2 000 m².</td>
</tr>
<tr>
<td>VII</td>
<td>In each storey of the building if the building has a total floor area—&lt;br&gt; (a) in the case of a warehouse used for the storage or display of goods referred to in Part A of the Second Schedule—of more than 2 000 m²; and&lt;br&gt; (b) in any other case—of more than 3 000 m².</td>
</tr>
<tr>
<td>VIIIa</td>
<td>In each storey of the building if the building has a total floor area of more than 3 000 m².</td>
</tr>
<tr>
<td>VIIIb</td>
<td>In each storey of the building if the building has a total floor area of more than 2 000 m².</td>
</tr>
<tr>
<td>IX</td>
<td>In each storey of the building if the building has a total floor area—&lt;br&gt; (a) in the case of a school—of more than 3 000 m²; and&lt;br&gt; (b) in any other case—of more than 2 000 m².</td>
</tr>
</tbody>
</table>

(2) If a building contains portions of more than one class, hydrants shall be installed in the building in such locations as to ensure that the whole building complies with the requirements of subclause (1) in respect of each of those classes as if the whole building were a building of that class.

(2A) If a building contains portions of more than one class—

(a) being a building having a rise in storeys of 5 of which at least one is a Class II portion and at least one is not—

(i) if the topmost storey of the building is a Class II portion—no hydrants are required to be installed in any storey of the building merely because the building has a rise in storeys of 5; and

(ii) in any other case—no hydrants are required to be installed in any storey that is a Class II portion merely because the building has a rise in storeys of 5; or
(b) being a building having a rise in storeys of 5 of which at least one is a Class III portion and at least one is not—

(i) if the topmost storey of the building is a Class III portion—no hydrants are required to be installed in any storey of the building merely because the building has a rise in storeys of 5; and

(ii) in any other case—no hydrants are required to be installed in any storey that is a Class III portion merely because the building has a rise in storeys of 5.

(3) Required hydrants—

(a) shall be designed and installed in accordance with Ministerial Specification No. 10;

(b) shall be connected to a fire main;

(c) where they are installed in any storey of a building which is required to be provided with fire-isolated stairways, fire-isolated passageways or fire-isolated ramps—shall be so situated that a hydrant is not more than 3 m from at least 1 doorway leading from that storey into a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; and

(d) shall be so situated that no part of the floor of any storey of the building, and no part of the floor of any mezzanine contained in any such storey, is more than—

(i) where the building is not more than 25 m in height—36 m; or

(ii) where the building is more than 25 m in height—30 m;

from a hydrant installed in that storey.

(4) Subclause (3) (d) does not apply in relation to a flat which extends through 2 or more storeys of a building if no part of the floor of the flat is more than—

(a) where the building is not more than 25 m in height—36 m; or

(b) where the building is more than 25 m in height—30 m,

from a hydrant installed at the level of 1 of those storeys.
Board of Fire Commissioners' reports

(5) Required hydrants shall not be installed in any building or on any site until after the Council has been furnished with a report, issued by the Board of Fire Commissioners, to the effect that, in the opinion of the Board, the proposed hydrants—

(a) are readily accessible for use by fire brigade personnel; and

(b) are suitable for use with the fire hoses and appliances of the fire brigade serving the locality in which the building is situated.

Situation of hydrants

(6) Hydrants shall not be situated within any required fire-isolated stairway, fire-isolated passageway or fire-isolated ramp.

Hydrants at roof level

(7) Where a building of Class II, III, IV, V, VI, VII, VIII or IX has a rise of more than 6 storeys, hydrants shall be installed at or above the level of the roof of the building in such a manner that no part of the roof is more than—

(a) where the building is not more than 25 m in height—36 m; or

(b) where the building is more than 25 m in height—30 m, from a hydrant so installed.

Exemptions for certain roofs

(8) Subclause (7) does not apply to or in respect of—

(a) the roof of a building referred to in that subclause, where that roof has a pitch of more than 10 degrees; or

(b) the roof of any plant room or other subsidiary structure erected on or above the roof of any such building.

Installation of additional hydrants on site

(9) Where—

(a) hydrants are required by subclause (1) to be installed in a building; and

(b) each entrance to the building is situated more than 90 m from the nearest hydrant located in a road to which the site has frontage,

the Council shall (after considering a report from the Board of Fire Commissioners) require hydrants, additional to those required by subclause (1) to be installed in the building, to be installed on the site in such locations as the Council may determine.
(10) Where—

(a) a building is situated more than 90 m from the nearest hydrant located in a road to which the site has frontage; 

(b) the site can reasonably be provided with a water supply that is adequate, in the opinion of the Council, for firefighting purposes; and 

(c) the Council is satisfied that the building is likely, by reason of its design, construction or purpose, to constitute a fire hazard,

the Council may (after considering a report from the Board of Fire Commissioners) require the site to be provided with a water supply by such means as the Council may specify.

(11) For the purposes of this clause, the distance from a point in a storey of a building to a hydrant situated in the building is—

(a) where the point and the hydrant are in the same storey of the building—the distance (measured in a straight line) from the point to the hydrant; or 

(b) in any other case—the sum of the following distances:

(i) the distance (measured in a straight line) from the point to the nearest stairway or ramp that leads to the storey in which the hydrant is situated; 

(ii) the distance (measured, in the case of a stairway, along the nosings of the treads of the stairs or, in the case of a ramp, along the floor of the ramp) from the storey in which the point is situated to the storey in which the hydrant is situated; and 

(iii) the distance (measured in a straight line) from the stairway or ramp to the hydrant.

(12) The Council may exempt a building from the requirements of subclauses (1) and (7) if it is satisfied that the site cannot reasonably be provided with a water supply that is adequate for the effective use of hydrants in the building.
27.4. (1) Where a building is more than 42 m in height an approved sprinkler system shall be installed throughout the building.

(2) Where a building is more than 25 m, but not more than 42 m, in height—

(a) an approved sprinkler system; or

(b) an automatic fire alarm system,

shall be installed throughout the building.

(3) Notwithstanding subclause (2)—

(a) where the building contains a storey or storeys wholly or partially—

(i) of Class VI or Class IX; or

(ii) for the purpose of a public garage,

those storeys, and any storeys of the building situated below those storeys, shall have an approved sprinkler system installed throughout; and

(b) where the building contains a storey or storeys of—

(i) Class VII, other than for the purpose of a public garage; or

(ii) Class VIII,

the building shall have an approved sprinkler system installed throughout.

Exemptions

(4) The Council may exempt any building consisting of a radio antenna, silo, water tower or the like from the requirements of subclause (1), (2) or (3) if the Council is satisfied, following consideration of a report furnished by the Board of Fire Commissioners, that the building—

(a) is unlikely, by reason of its design, construction and purpose, to constitute a fire hazard; and

(b) is not, during normal use, designed to be occupied by any person.
(5) Where a building 25 m or less in height contains a portion which—

(a) is of Class VI; and

(b) has a floor area of more than 3 500 m²,

an approved sprinkler system shall be installed throughout the building, unless the Council has been furnished with a report by the Board of Fire Commissioners to the effect that, in the opinion of the Board, such a system is not necessary in relation to that building.

(6) Where, pursuant to subclause (2), an automatic fire alarm system is installed in any building, the system shall be designed and installed in accordance with the AS 1670.

(7) A required fire alarm system or sprinkler system shall be equipped with an approved device that is capable of automatically transmitting an alarm signal to such fire station as the Board of Fire Commissioners may nominate, unless the Council has been furnished with a report by the Board to the effect that, in the opinion of the Board—

(a) such a device cannot be monitored on a 24 hours a day basis; or

(b) because of the distance of the building in which the system is installed from the fire station nearest to it, an effective response to such an alarm signal cannot be provided.

(7A) A required fire alarm system shall not be installed in any building until after the Council has been furnished with—

(a) a report from the Board of Fire Commissioners to the effect that the proposed fire alarm system complies with the standard referred to in subclause (6); and

(b) either—

(i) a report from that Board that the proposed fire alarm system is equipped with an approved device referred to in subclause (7); or

(ii) a report of the kind referred to in subclause (7).
Notices to be exhibited

(8) Where a fire alarm system or sprinkler system is required to be equipped with a device referred to in subclause (7), there shall be affixed, in such location as the Council may require, a notice that specifies—

(a) that the system is equipped with such a device; and

(b) that the fire station to which the device is designed to transmit an alarm signal should be notified if the device becomes incapable of so transmitting an alarm signal.

Portable fire extinguishers
When to be provided

27.4.1. (1) Any building or portion of a building required by this Part to be provided with a fire hose reel or a fire hydrant or both shall have installed portable fire extinguishers of an approved type which are suitable for the special hazard posed by the equipment installed in, or the function associated with, the portion of the building to be protected.

Building portion to be protected

(2) Portable fire extinguishers required by subclause (1) shall be installed—

(a) in plant rooms, boiler rooms, machine rooms and other like areas, as follows:

(i) where hose reels are installed within the portion—so that one extinguisher, having at least the protection effectiveness of a 5.5 kg carbon dioxide extinguisher, shall be adjacent to each hose reel; or

(ii) where no hose reels are provided within the portion—so that not less than one extinguisher, having at least the protection effectiveness of a 5.5 kg carbon dioxide extinguisher, shall be within 3 m of a doorway providing access to the portion;

(b) so that not less than one extinguisher, having at least the protection effectiveness of a 5.5 kg carbon dioxide extinguisher, shall be within 1.5 m of the main electrical switchboard; and

(c) so that such number of extinguishers having such capacity shall be installed at such locations as, in each case, is satisfactory to the Council, in or associated with other areas of special hazard as determined by the Council:
Ordinance No. 70—Local Government Act 1919

(3) Portable fire extinguishers installed pursuant to subclauses (1) and (2) shall be positioned so that the top of each such extinguisher is not more than 1.5 m, and the bottom of each such extinguisher is not less than 150 mm, above the level of the floor adjacent to the extinguisher.

(4) Portable fire extinguishers shall not be installed in a building to which this clause applies and which exceeds 25 m in height unless the Board of Fire Commissioners has furnished the Council with a report to the effect that, in the opinion of the Board, the type, capacity and number of fire extinguishers proposed to be installed are suitable.

27.5. Any water supply which services a required fire main, water hydrant or hose reel shall comply with Ministerial Specification No. 10.

27.6. Gas-type or foam-type fire extinguishing systems shall not be installed in any building—

(a) unless the Council has been furnished with a report by the Board of Fire Commissioners to the effect that the Board approves the system; and

(b) otherwise than in accordance with such conditions as the Council may impose in relation to the system.

27.7. Where a building is more than 42 m in height, the building shall contain a fire control room constructed in accordance with Ministerial Specification No. 11.

27.8. The Council may (after considering a report from the Board of Fire Commissioners) impose such requirements, additional to those imposed by or under this Part, as it thinks fit in relation to any building of Class VI, VII, VIII or IX, or in relation to any building which contains a portion of one or more of those classes, where it is of the opinion that, by reason of—

(a) the nature or quantity of materials or substances kept or used in the building;

(b) the unavailability of a water supply that is adequate for fire-fighting purposes; or

(c) the purpose for which the building is used, the building constitutes a fire hazard.
Ordinance No. 70—Local Government Act 1919

Exemptions

27.9. Where the Council has been furnished with a report issued by the Board of Fire Commissioners to the effect that, in the opinion of the Board, a particular building should be exempted from any one or more of the requirements imposed by this Part, it may, subject to such conditions as the Board may recommend, exempt the building from those requirements.

GROUP VI—STRUCTURAL PROVISIONS

PART 28—Materials

28.1. Where any material listed in Column 1 of Table 28.1 complies with the provisions of the standard or specification indicated in respect of the material in Column 2 of the Table opposite that material so listed, the material shall not be considered faulty for the purposes of clause 10.2 (1) (a).

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Material</td>
<td>Standard or specification</td>
</tr>
<tr>
<td>Blocks—concrete</td>
<td>AS 1500.</td>
</tr>
<tr>
<td>Bricks—burnt clay and shale</td>
<td>Ministerial Specification No. 4.</td>
</tr>
<tr>
<td>Bricks—calcium silicate</td>
<td>AS 1653.</td>
</tr>
<tr>
<td>Bricks—concrete</td>
<td>AS 1346.</td>
</tr>
<tr>
<td>Concrete—plain</td>
<td>AS 1480.</td>
</tr>
<tr>
<td>Concrete—prestressed</td>
<td>AS 1481.</td>
</tr>
<tr>
<td>Concrete—reinforced</td>
<td>AS 1480.</td>
</tr>
<tr>
<td>Mortar—masonry (brickwork)</td>
<td>Appendix A of AS 1640.</td>
</tr>
<tr>
<td>Mortar—masonry (other)</td>
<td>AS A123.</td>
</tr>
<tr>
<td>Particleboard flooring</td>
<td>AS 1859.</td>
</tr>
</tbody>
</table>

28.2—28.7. * * * * *

28.8. Where it is proposed to use for structural purposes in a building any material not provided for in this Ordinance, the Council may call for the submission (in a form prescribed by clause 10.3 (2)) of satisfactory evidence to show that the use of the material is not prohibited by clause 10.2 (1).
GROUP VI—STRUCTURAL PROVISIONS

PART 29—Stresses and Load Factors

29.1. The working stresses, deflections and load factors used for materials or forms of construction for which specific provision is not made in this Ordinance shall be subject to the approval of the Council.

GROUP VI—STRUCTURAL PROVISIONS

PART 30—Design for Dead and Other Loads

30.1. (1) Except as permitted by subclause (2), the design of every building shall comply with the relevant provisions of—

(a) AS 1170 (Part 1), Rule 1.5 excepted; and
(b) AS 1170 (Part 2).

(2) The Council may exempt from any provision of this Ordinance relating to structural design for dead or other loads, any structural member in a portion of a building containing not more than three storeys which it is satisfied, by reasons of experience or knowledge of local or traditional building construction practices, is likely to be structurally sound.

(3) Without in any way limiting the generality of subclause (2), the Council may exercise the discretion to exempt conferred by that subclause in the following cases:

(a) Buildings constructed in accordance with AS 1684.
(b) Buildings constructed of masonry veneer in accordance with AS 1684 and having the outer masonry veneer—

(i) laid up conventionally, using stretcher, English or Flemish bond; and
(ii) of height not exceeding 7.2 m, excluding any gable, measured from the top of the support prescribed in subclause (4) to the highest point at which the wall abuts the ceiling of the topmost storey, or the level of the bottom of the wall plate, whichever is the lower.
Ordinance No. 70—Local Government Act 1919

(c) Buildings constructed of masonry having walls of height not exceeding 10 m, excluding any gable, measured from the top of the support prescribed in subclause (4) to the highest point at which the wall abuts the ceiling of the topmost storey, or the level of the bottom of the wall plate, whichever is the lower.

(4) The masonry referred to in paragraphs (b) and (c) of subclause (3) shall comply with the requirements of Parts 28 and 36 and shall be erected with its base course supported on solid rock or on footings of concrete, brickwork, masonry or the like.

30.2. Where a building is erected in an area which is subject to seismic activity it shall be designed in accordance with the requirements of the Council that relate to that activity.

GROUP VI—STRUCTURAL PROVISIONS

PART 31—Excavation, Earthwork and Retaining Walls

31.1. (1) All excavations and backfilling shall be executed in a safe and workmanlike manner.

(2) All excavations shall be properly guarded and protected to prevent them from being dangerous to life or property.

31.2. The Council may require water to be removed or diverted from excavations before, during, or after concrete or other building materials are deposited therein.

31.3. Wherever the soil conditions so require, retaining walls or other approved methods of preventing movement of the soil shall be provided and adequate provision made for drainage.

31.4. (1) Where an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made shall, at his own expense—

(a) preserve and protect such building from damage; and

(b) if necessary underpin and support such building in an approved manner.