the Council may approve the use of that form of construction upon production of a report in accordance with subclause (2) from an acoustic laboratory with facilities for and engaged in the making of airborne sound transmission tests being—

(i) National Building Technology Centre, Commonwealth Department of Housing and Construction (formerly the Experimental Building Station);

(ii) Division of Building Research, Commonwealth Scientific and Industrial Research Organisation;

(iii) Mechanical Engineering Department, University of Adelaide; or

(iv) a laboratory registered with the National Association of Testing Authorities, Australia, where the report is in the form authorised by that Association.

(2) The report referred to in subclause (1) shall state—

(a) that in the opinion of the authority concerned the proposed construction would be capable of achieving the required Sound Transmission Class, and if applicable, would be not less resistant to the transmission of impact sound than the construction described in subclause (3) of clause 52.3; and

(b) details of materials, construction, and methods of fixing which shall be complied with in order to achieve the required performance.

GROUP VIII—ANCILLARY PROVISIONS

PART 53—Special Requirements for Certain Buildings and Components

53.1. A swimming pool shall be subject to any special swimming conditions imposed by the Council for the disposal of waste and pools for the drainage of the pool.

53.2. (1) Refrigerated and cooling chambers which are of sufficient size to permit the entry of a person shall be provided with—

(a) a door which can at all times be opened from inside without a key; and
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(b) an approved alarm device located outside but controllable only from within the chamber.

Door widths

(2) The door referred to in paragraph (a) of subclause (1) shall be set in an opening having a clear width of not less than 600 mm.

Strong rooms

53.3. Strong rooms in buildings shall be provided with—

(a) internal lighting controllable only from within the room;

(b) a pilot light located outside the room but controllable only by the switch for the internal lighting referred to in paragraph (a); and

(c) an approved alarm device located outside but controllable only from within the room.

Glazing materials

53.4. (1) Glazing materials used in a building shall be selected—

(a) in the case of glass (otherwise than in the form of hollow glass blocks)—in accordance with the provisions of AS 1288 relating to the selection of glass; or

(b) in the case of plastic, glass in the form of hollow glass blocks or any other material—in a manner approved by the Council.

Standards for safety glazing

(2) Where—

(a) safety glass is required to be used pursuant to subclause (1) (a); or

(b) plastic glazing materials are used in a building in locations in which, were glass being used, safety glass would be required to be used pursuant to subclause (1) (a),

that glass or those materials, as the case may be, shall comply with the provisions of AS 2208 relating to that glass or those materials.

Installation standards

(3) Glazing materials used in a building shall be installed—

(a) in the case of glass (otherwise than in the form of hollow glass blocks)—

(i) in accordance with the provisions of AS 1288 relating to the installation of glass; or

(ii) in any other manner approved by the Council; or
(b) in the case of plastic, glass in the form of hollow glass blocks or any other material—in a manner approved by the Council.

(4) In addition to the requirements of subclauses (1), (2) and (3), but except as provided in subclause (5), glazing materials complying with the requirements made by AS 2208 with respect to Grade A safety glazing materials shall be used in each building and of a Class described in Column 1 of Table 53.4 in the locations certain specified in Column 2 of that Table opposite the description of that Class.

**TABLE 53.4**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Classes of buildings</td>
<td>Location</td>
</tr>
<tr>
<td>I, II, III, IV, V, VI, VII, VIII and IX</td>
<td>(1) Every glazed door.</td>
</tr>
<tr>
<td></td>
<td>(2) Every glazed panel so located in relation to other parts of the building that it is capable of being mistaken for a doorway or unimpeded path of travel.</td>
</tr>
<tr>
<td>I, II, III and IV</td>
<td>Every glazed panel (whether or not it is so located in relation to other parts of the building that it is capable of being mistaken for a doorway or unimpeded path of travel) located on the boundary of a room and which—</td>
</tr>
<tr>
<td></td>
<td>(a) has a vertical edge within 300 mm of the nearest vertical edge of a doorway, and has its lower edge less than 1200 mm above the highest floor level or ground level adjacent to the glazing; or</td>
</tr>
<tr>
<td></td>
<td>(b) has its lower edge less than 500 mm above any adjacent floor level or walking level, and is not less than 2 m² in surface area.</td>
</tr>
</tbody>
</table>

(5) Subclause (4) shall not apply to—

Exemptions

(a) any section of glazing in a panel or door, being a section of glazing that—

(i) has a surface area of not more than 0.1 m²; or

(ii) has a surface area between 0.1 m² and 0.5 m² and is at least 5 mm in thickness;

(b) glazing in a panel or door enclosing or partially enclosing a shower or bath; or
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(c) glazing in a panel or door, where the glazing material consists of glass in the form of hollow glass blocks, but nothing in this subclause affects any requirement made by subclause (1), (2) or (3).

53.5. (1) The Council may grant, grant subject to conditions, or refuse permission to erect a structure of calico, canvas, or other textile material, and if any such structure is erected without the Council's permission, may order the occupier of the structure or if unoccupied the owner of the land on which the structure is situated to demolish the structure.

(2) No provision of Part 11 of the Act except section 305, paragraph (22) of section 318, and section 319, and no clause of this Ordinance except this clause and clauses 4.2, 4.3 and 58.2 shall apply to the erection of a structure of calico, canvas or other textile material.

53.6. Fibrous plaster shall not be used for the walls and ceilings of a building unless it is—

(a) manufactured in accordance with AS 2185; and

(b) fixed in accordance with AS 2186.

53.7. A bath shall not be enclosed unless it has a flange specially made for that purpose and complies with the following conditions:

(a) There shall be free air space all round between the bath and the enclosure.

(b) The floor of the bathroom shall except as specified in paragraph (c), extend throughout the enclosure. That portion of the floor within the enclosure shall be not less than 12 mm higher than the main portion of the bathroom floor, shall be graded to a suitable floor grating and further provided with an outlet pipe through the riser to the main portion of the bathroom floor.

(c) The floor of the bathroom shall not be required to extend under the enclosed bath if the bathroom is at a level next above the ground surface and all joints between the enclosure and the bathroom floor and walls are made watertight.
(d) All holes made in walls or the floor shall be properly closed and outlet pipes shall have suitable mouse-proof gratings.

(e) The riser shall be of enamelled iron, terra cotta, concrete bricks or composition slabs covered with glazed tiles or other approved impervious material. In a timber framed structure the risers may consist of wooden members not less than 75 mm \( \times \) 50 mm, rendered mouse and moisture proof by a covering of fibre cement sheeting or other approved impervious material applied both internally and externally, except in the case of a riser which may be left unlined internally if so approved.

(f) Where the floor of the bathroom extends into the enclosure, two ventilators at least 150 mm \( \times \) 75 mm fixed in approved positions shall be furnished to ventilate the enclosed space, and such ventilators shall be made of metal, terra cotta, stoneware, concrete or other approved material, but not of wood and shall be rendered mouse-proof.

(g) Where the bath abuts against a wall or walls the finishing material of the wall or walls shall overlap the upstand of the bath and the joint shall be made water tight.

53.8. (1) This clause shall apply to any Class II, III, IV, V, VI, VII, VIII, IX or X building, except a Class X building appurtenant to a Class I building.

(2) Every window shall be so constructed that the exterior face of the window can be cleaned entirely from the interior of the building and without any part of the window cleaner's body except one arm being required to project beyond the frame in which the window is set.

(3) This clause shall not apply where—

(a) the window is located in the wall of the first or second storey of a building and the highest part of the frame of the window is not more than 6.5 m above the ground or an adjoining flat roof capable of sustaining the weight of the window cleaner and his equipment;
(b) the window opens on to—
   (i) a balcony having a rail not less than 900 mm high;
   (ii) a fire escape; or
   (iii) a roof with a pitch of not more than 1 in 12 and a width of not less than 1 800 mm, which is capable of sustaining the weight of the window cleaner and his equipment; or
(c) provision is made for cleaning the exterior face of the window by a method complying with the Construction Safety Act 1912 and regulations made under that Act.

53.9. (1) A protective balustrade or guard shall be provided along the side of any roof that is designed for use by the occupants of the building and along the side of any stairway, ramp, corridor, hallway, landing, balcony, verandah, bridge, and the like attached or appurtenant to or included in a building if that side—
   (a) is not bounded by a wall; and
   (b) is more than 1 m (or 5 risers in the case of a stairway) above the finished level of the adjoining floor or ground.

(2) The Council may require the provision of a protective balustrade or guard along the side of any portion of a building to which persons may ordinarily gain access and which is not subject to subclause (1), and along the side of any path of access to a building, if that side—
   (a) is not bounded by a wall;
   (b) is more than 1 m above the finished level of the adjoining floor or ground; and
   (c) the Council considers the absence of a balustrade or guard would represent an undue hazard to persons having access to that portion or path.

(3) A required balustrade or guard shall be not less than 860 mm in height, such height in the case of a stairway being measured above the nosings of stair treads.

(4) This clause does not apply to a Class I building.
53.10. (1) This clause shall apply to Class III, V, VI, VII, VIII, IX (except schools) and X buildings.

(2) For the purposes of this clause—

(a) the floor area of a floor of a building shall be the area of that floor bounded by the inner surface of the external walls of the building; and

(b) distances between levels shall be measured in accordance with the following rules:

(i) Where the distance to be measured is that between the level of the road abutting an external wall of a building and the level of a floor within a building, the measurement shall be taken from the road level to the point on the level of that floor on its upper surface which will result in the least distance being determined.

(ii) Where the distance to be measured is that between the finished ground adjacent to an external wall of the building and the level of a floor within that building, the measurement shall be taken from the finished ground adjacent to that external wall to the point on the level of that floor on its upper surface which will result in the least distance being determined.

(3) In a building or portion of a building of a class listed in Column 1 of Table 53.10 (3), access for disabled people shall be provided in the circumstances described in Column 2 of that Table to the portion of the building described in Column 3 of that Table.

<table>
<thead>
<tr>
<th>Table 53.10 (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column 1</td>
</tr>
<tr>
<td>Class of building</td>
</tr>
<tr>
<td>III</td>
</tr>
</tbody>
</table>
### TABLE 53.10 (3)—continued

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Class of building</strong></td>
<td><strong>Circumstances</strong></td>
<td><strong>Portion</strong></td>
</tr>
<tr>
<td>V, VI and combined V and VI.</td>
<td>Where the floor area of the ground floor exceeds 500 m&lt;sup&gt;2&lt;/sup&gt;. Where, irrespective of floor area, the level of any floor is not more than 215 mm above or below— (i) the finished ground adjacent to an external wall of the building (in a case where the building is set back from the road alignment); or (ii) the level of the road (in a case where the building is on the road alignment). Where, irrespective of any other factor, the building contains a passenger lift.</td>
<td>The whole of the ground floor.</td>
</tr>
<tr>
<td>VII (except public garages).</td>
<td>Where the total floor area exceeds 3 000 m&lt;sup&gt;2&lt;/sup&gt;. Where, irrespective of floor area, the level of any floor is not more than 215 mm above or below— (i) the finished ground adjacent to an external wall of the building (in a case where the building is set back from the road alignment); or (ii) the level of the road (in a case where the building is on the road alignment). Where, irrespective of any other factor, the building contains a passenger lift.</td>
<td>The whole of the ground floor.</td>
</tr>
<tr>
<td>VII (public garages)</td>
<td>Where the public garage does not form portion of a building of another class (including Class VII warehouses) and— (i) the building does not contain a passenger lift; or (ii) the building contains a passenger lift. Where the public garage is attached to or forms part of a building of Class III, V, VI, VII (warehouse), VIII or IX (except schools) and— (a) the building does not contain a passenger lift but the public garage portion has a storey with a floor level less than 0.5 m above or below— (i) the finished ground adjacent to an external wall of the building (in a case where the building is set back from the road alignment); or</td>
<td>The whole of at least 1 storey. All portions served by that lift.</td>
</tr>
</tbody>
</table>
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**TABLE 53.10 (3)—continued**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Class of building</strong></td>
<td><strong>Circumstances</strong></td>
<td><strong>Portion</strong></td>
</tr>
<tr>
<td><strong>VII (public garages)</strong></td>
<td>(ii) the level of the road (in a case where the building is on the road alignment); or (b) the building contains a passenger lift.</td>
<td>The whole of that storey. All portions served by that lift.</td>
</tr>
<tr>
<td><strong>—continued</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>VIII (except laboratories)</strong></td>
<td>Where the total floor area exceeds 1 000 m². Where, irrespective of floor area, the level of any floor is not more than 215 mm above or below— (i) the finished ground adjacent to an external wall of the building (in a case where the building is set back from the road alignment); or (ii) the level of the road (in a case where the building is on the road alignment). Where, irrespective of any other factor, the building contains a passenger lift.</td>
<td>The whole of the ground floor. The whole of that floor. All portions served by that lift.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>VIII (laboratories)</strong></td>
<td>Where the floor area of the ground floor exceeds 500 m². Where, irrespective of floor area, the level of any floor is not more than 215 mm above or below— (i) the finished ground adjacent to an external wall of the building (in a case where the building is set back from the road alignment); or (ii) the level of the road (in a case where the building is on the road alignment). Where, irrespective of any other factor, the building contains a passenger lift.</td>
<td>The whole of the ground floor. The whole of that floor. All portions served by that lift.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>IXa</strong></td>
<td>In each case.</td>
<td>The whole of the building or portion.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>IXb (except schools)</strong></td>
<td>Where the ground floor is deemed to accommodate more than 100 persons (calculated in accordance with clause 24.28). Where, irrespective of floor area, the level of any floor is not more than 215 mm above or below— (i) the finished ground adjacent to an external wall of the building (in a case where the building is set back from the road alignment); or</td>
<td>The whole of the ground floor.</td>
</tr>
</tbody>
</table>
### TABLE 53.10 (3)—continued

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class of building</td>
<td>Circumstances</td>
<td>Portion</td>
</tr>
<tr>
<td>IXb (except schools)</td>
<td>(ii) the level of the road (in a case where the building is on the road alignment). Where, irrespective of any other factor, the building contains a passenger lift.</td>
<td>The whole of that floor. All portions served by that lift.</td>
</tr>
<tr>
<td>—continued</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>Where the building contains closets for disabled people or shower facilities for disabled people.</td>
<td>Any area containing those facilities.</td>
</tr>
</tbody>
</table>

(4) The minimum number of sole occupancy units in a Class III building to which access for disabled people is required to be provided shall be determined in accordance with Table 53.10 (4).

### TABLE 53.10 (4)

<table>
<thead>
<tr>
<th>Total number of sole occupancy units in the building</th>
<th>Minimum number of sole occupancy units to which access for disabled people is required to be provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>1–49</td>
<td>1</td>
</tr>
<tr>
<td>50–99</td>
<td>2</td>
</tr>
<tr>
<td>100 and over</td>
<td>3</td>
</tr>
</tbody>
</table>

Concessions for restaurants etc.

(5) Notwithstanding any other provision of this clause, where—

(a) the building or portion is of Class VI or Class IXb; and

(b) any portion of the building (being a portion to which access for disabled people is required to be provided) is used for a restaurant, bar or the like,

access for disabled people shall not be required to extend to more than 30 per cent of the area of the restaurant, bar or the like, but shall extend from such part of the restaurant, bar or the like to which such access does extend to any closet for disabled people (within the meaning of clause 46.9) required to be provided in or in connection with the building or portion.

Concession—certain areas

(6) Notwithstanding any other provision of this clause, access for disabled people shall not be required to extend to an area used for a specific purpose, being an area which, having regard to the purpose for which the area is used, a person confined to a wheelchair would not have need to enter.
(7) Where access for disabled people is required to be provided within a building or portion of a building which contains—

(a) 1 passenger lift, that lift shall be designed in accordance with AS 1735 (Part 12); or

(b) 2 or more passenger lifts, only 1 such lift is required, notwithstanding any other provision of this clause, to be designed in accordance with AS 1735 (Part 12), and the requirements of this clause shall apply as if that lift were the only passenger lift in the building.

(8) A mezzanine floor which is not served by a passenger lift shall be exempt from the provisions of this clause.

(9) Notwithstanding any other provision of this clause, in a Class 1Xb building to which access for disabled people is required to be provided in accordance with clause 53.10 (3), such as a grandstand, lecture theatre, or the like containing fixed seating, access for disabled people need not be provided to any part of that fixed seating, except where the fixed seating will accommodate 100 or more persons, in which case—

(a) space to accommodate 1 disabled person seated in a wheelchair, shall be provided for every 100 seats or part thereof of the total number of seats available for general use and each such space shall be beside a seat; and

(b) access for disabled people shall be provided to those spaces.

(10) Where access for disabled people is required to be provided to portion only of a building and, by virtue of the building containing no passenger lifts, access for disabled people is not required to be provided to 1 or more upper storeys, required stairs within the building shall comply with the requirements of clause 6 of Ministerial Specification No. 9.

53.11. (1) Where in a Class VII building used as a public garage to which access for disabled people is required to be provided in accordance with clause 53.10, car parking spaces are available to the general public with or without payment of a fee or charge—

(a) 1 parking space or 1 per hundred or part thereof of the total number of those parking spaces, as the case may be, shall be designed and provided in accordance with clause 3 of Ministerial Specification No. 9; and
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(b) those spaces shall be situated in a portion of the building to which access for disabled people is required to be provided in accordance with clause 53.10.

(2) Where, on a space having an area in excess of 3 000 m² (not being a public garage) which is situated on the same site as a building to which access for disabled people is required to be provided in accordance with clause 53.10, car parking spaces are available to the general public with or without payment of a fee or charge—

(a) 1 parking space or 1 per hundred or part thereof of the total number of those parking spaces, as the case may be, shall be designed and provided in accordance with clause 3 of Ministerial Specification No. 9; and

(b) access for disabled people shall extend from those spaces to that building or to a road from which access for disabled people extends to that building.

(3) Subject to subclause (4), where in, or in connection with, a Class III building or portion of a Class III building to which access for disabled people is required to be provided in accordance with clause 53.10, car parking spaces are available for use by the occupants of the building or portion—

(a) 1 car parking space complying with clause 3 of Ministerial Specification No. 9 shall be provided for each sole occupancy unit to which access for disabled people is required to be provided in accordance with clause 53.10; and

(b) access for disabled people shall extend from those spaces to those sole occupancy units.

(4) The requirements of clause 3.3 of Ministerial Specification No. 9, shall not apply where the Council is satisfied that by virtue of some device or arrangement a parking space required to be provided by subclause (3) is clearly identified or reserved for use exclusively by the occupant of the sole occupancy unit concerned.

(5) Subclauses (1), (2) and (3) shall not apply where a parking service is provided and where that service is of such an exclusive nature that direct access to parking spaces by the general public or the occupants, as the case may be, is not permitted.
GROUP VIII—ANCILLARY PROVISIONS

PART 54—Awnings and other attachments

54.1. The Council may require that any or all awnings or verandahs proposed to be erected over a public place be of the cantilever type.

GROUP VIII—ANCILLARY PROVISIONS

PART 55—General Services and equipment

55.1–55.3. * * * *

55.4. Where a building is not connected to a public sewerage service the fixtures, appliances, pipes and fittings for the disposal of sewage or sullage from that building and their installation shall comply with the requirements of the Council.

55.5. (1) Wires or cables for electrical, telephone or other services that—

(a) are not enclosed in metal pipes, metal conduits or other non-combustible material; and

(b) pass through a wall, floor or ceiling required to have a fire-resistance rating,

shall comply with subclauses (2), (3) and (4), where applicable.

(2) No individual opening shall exceed $7 \times 10^3 \text{ mm}^2$ in area.

(3) The total area of any holes, for the accommodation of wires or cables referred to in subclause (1), in any $10 \text{ m}^2$ part of a floor or ceiling required to have a fire-resistance rating shall not exceed $7 \times 10^3 \text{ mm}^2$ in area.

(4) Where any hole in a floor or ceiling required to have a fire-resistance rating exceeds $1.2 \times 10^3 \text{ mm}^2$ or has a cross-sectional dimension greater than 38 mm, the space between any wire or cable referred to in subclause (1) and the inside faces of the holes in floors or ceilings through which they pass, including the inside faces of sleeves or the like that may be inserted to carry them, shall be packed solid with gypsum vermiculite plaster, or other approved non-combustible material.
55.5.1. (1) Where a building is more than 25 m in height, the main electrical switchboard for the building shall be enclosed by construction having a fire-resistance rating of not less than 2 hours.

(2) Doors to the switchboard enclosure required by subclause (1) shall have a fire-resistance rating of not less than 2 hours.

55.6.

55.7. (1) Where a system of mechanical ventilation or air-conditioning, being an air-handling system referred to in Rule 1.3 (a) of AS 1668 (Part 1), is installed in a building, that system shall be so installed in accordance with AS 1668 (Part 1) and AS 1668 (Part 2).

(2) Where a system of mechanical ventilation or air-conditioning, not being an air-handling system referred to in subclause (1), is installed in a building, that system shall—

(a) have openings for ducts or other equipment that comply with clause 22.13;

(b) have duct work, if any, manufactured and installed in accordance with Rules 4.5 and 4.6 of AS 1668 (Part 1);

(c) if it incorporates a kitchen-exhaust hood, have that hood designed and installed in accordance with Rule 4.7 of AS 1668 (Part 1); and

(d) meet the requirements of AS 1668 (Part 2) in relation to minimum air quantities.

(3) Where a system of mechanical ventilation or air conditioning incorporating a kitchen-exhaust hood is installed in a Class I building, a flat in a Class II building or a Class IV flat in a building—

(a) the kitchen-exhaust hood need not comply with subclause (2) (c) if the exhaust air collected by the hood is discharged outside the building; and

(b) the system may allow recirculation within the building or flat of air collected by the kitchen-exhaust hood if the system is designed for that purpose.
(4) The Council may exempt a system of mechanical ventilation or air conditioning, not being a required system, from the need to comply with the provisions of this clause if the Council is satisfied that the risk of spread of fire is not increased by the exemption.

(5) In the case of any proposal to build under the provisions of this clause, where the Council is not otherwise able to satisfy itself beyond doubt that the whole or any part is acceptable, it may require the submission of a certificate—

(a) by—

(i) a practising mechanical engineer; or
(ii) another person or body,

approved by the Council, certifying that when completed the installation will meet the requirements of this Ordinance; and

(b) setting forth in detail the bases on which it is given and the extent to which the engineer, person or body has relied on relevant specifications, rules, codes of practice or publications in respect of the installation.

(6) Upon completion of the installation of a system of mechanical ventilation or air conditioning, the Council may, if it is not otherwise able to satisfy itself that the whole or any part of the system is acceptable, require the submission of a certificate by a practising mechanical engineer, or another person or body, approved by the Council—

(a) certifying that—

(i) the system has been installed in accordance with the requirements of this Ordinance;
(ii) the system was tested on the date or dates, and in the manner, specified in the certificate;
(iii) the results of the testing were as specified in the certificate; and
(iv) the system operates in accordance with the requirements of this Ordinance; and
(b) setting forth in detail the bases on which it is given and the extent to which the engineer, person or body has relied on relevant specifications, rules, codes of practice or publications in respect of the installation.

(7) Where a building is more than 25 m in height, a ventilation system specially designed to extract dust or vapour from the building shall not be installed unless—

(a) the applicant obtains a report from the Board of Fire Commissioners concerning the system proposed; and

(b) the Council, after consideration of such report, approves the system.

(8) A system of mechanical ventilation or airconditioning proposed to be installed in a building which exceeds 25 m in height, being a system that incorporates a smoke exhaust system equipped with a manual override device, shall not be installed unless the Board of Fire Commissioners has furnished the Council with a report to the effect that, in the opinion of the Board, the design and proposed location of the override device are satisfactory.

55.7.1. (1) Where a building is more than 25 m in height, any mechanical ventilation system or air-conditioning system installed in the building shall be so designed that—

(a) except as provided by paragraph (b) and subclause (3)—it will cease to operate when any sprinkler system or fire alarm in the building is activated; and

(b) it is capable of being restored to an operating state by a manually-operated over-ride switch notwithstanding that a sprinkler system or fire alarm in the building has been activated.

(2) The manually-operated over-ride switch referred to in subclause (1) (b) shall be located in a position determined by the Council after consultation with the officer-in-charge of the fire station serving the locality in which the building is situated.
(3) The requirements of this clause do not apply to any exemptions mechanical ventilation or air-conditioning system which—

(a) is designed to operate in accordance with AS 1668 (Part 1);

(b) constitutes a pressurising system for any fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or

(c) consists of a domestic-type ventilation or air-conditioning unit serving only one fire compartment.

55.8. (1) Every required fire-isolated stairway, fire-isolated ramp and fire-isolated passageway which serves a building in which the floor of the topmost storey is more than 25 m above the floor of the lowest storey providing egress to a road or open space shall be protected from the entry of smoke by one of the alternative sets of requirements set out in subclauses (3), (4) or (5).

(2) Every required fire-isolated stairway, fire-isolated ramp and fire-isolated passageway that serves three or more storeys from which egress would involve a vertical rise within the building of more than 1.5 m shall be protected from the entry of smoke in accordance with subclause (3).

(3) (a) The fire-isolated stairway, fire-isolated ramp or fire-isolated passageway shall be positively pressurised by means of a pressurisation system designed to operate in the event of a fire on any storey in accordance with AS 1668 (Part 1).

(b) In the case of any proposal to build under the provisions of this subclause, if the council is not otherwise able to satisfy itself beyond doubt that the whole or any part is acceptable, it may require the submission of a certificate—

(i) by—

(A) a practising mechanical engineer; or

(B) another person or body,
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approved by the council, certifying that when completed the installation will meet the requirements of this Ordinance; and

(ii) setting forth in detail the bases on which it is given and the extent to which the engineer, person or body has relied on relevant specifications, rules, codes of practice or publications in respect of the installation.

(c) No openable window or other openable device (other than necessary doorways, pressure-controlled relief louvres and windows openable by a key) shall be constructed in the stairway, ramp or passageway.

(d) The supply air to a pressurising system shall be obtained from outside the building.

(e) An electrical motor located in the air stream of a pressurising system shall be of a design such that the emission of smoke, in the event of burn out of the motor, is inhibited.

(f) In a required pressurising system the tubing associated with pressure sensing devices shall be in copper and orifices in the pressurised area shall be protected by perforated metal guards.

(4) Every means of access from within the building to a fire-isolated stairway, fire-isolated ramp or fire-isolated passageway shall be by way of an open access ramp or balcony complying with the following requirements:

(a) It shall have an unobstructed ventilation opening to the outside air—

(i) of area not less than the floor area of the ramp or balcony; and

(ii) which is evenly distributed along the open sides of the ramp or balcony.

(b) It shall not be enclosed on its open sides above a height of 1 070 mm except by an open grille or the like having a free air space of not less than 75 per cent of its area.

(5) Every means of access from within the building (except from a sanitary compartment) to a fire-isolated stairway, fire-isolated ramp or fire-isolated passageway shall be by way of a lobby complying with the following requirements:

(a) It shall have a floor area of not less than one-half of the cross-sectional area of the fire-isolated stairway, fire-isolated ramp or fire-isolated passageway enclosure.
(b) It shall be enclosed by walls having a fire-resistance rating of not less than—

(i) 1½ hours in the case of a Class II or Class III building; or

(ii) 2 hours in the case of a Class V, VI, VII, VIII or IX building.

(c) It shall have every doorway affording access to it fitted with a self-closing one-hour fire door which, except in the case of—

(i) a Class II or Class III building; or

(ii) a sanitary compartment,

is set to swing in the direction of egress from the building.

(d) It shall be ventilated by means of a mechanical exhaust system which—

(i) is capable of providing a discharge of 2.5 m³/min m² of floor area;

(ii) has any ducting that is located outside the lobby, but within the building constructed of materials that will impart to such ducting a fire-resistance rating of not less than—

(A) 1½ hours in the case of a Class II or Class III building; or

(B) 2 hours in the case of a Class V, VI, VII, VIII or IX building;

(iii) is set to operate by the actuation of a pressure switch in the sprinkler system required by clause 27.4 (2);

(iv) serves not more than two lobbies on successive floors in the building; and

(v) notwithstanding anything to the contrary in this Ordinance—

(A) may have ducting that penetrates not more than one floor; and

(B) shall not be fitted with any heat or smoke actuated damper or other device which may impede the flow of air in the system.
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**55.9.** (1) In any building that exceeds 25 m in height, each storey of the building shall be served—

(a) in any case—by at least 1 passenger lift that is an emergency lift; and

(b) in the case of a building that contains 2 or more passenger lifts—by at least 2 passenger lifts that are emergency lifts.

(2) The emergency lifts referred to in subclause (1) (b) shall be contained in at least 2 separate lift shafts.

(3) In calculating the number of passenger lifts contained in a building, any lift that is wholly contained within an atrium shall be disregarded.

(4) An emergency lift shall be supplied with electricity by wiring that—

(a) is connected to the mains supply side of the mains disconnection switch of the electrical wiring system for the building;

(b) consists of copper-sheathed mineral-insulated cable; and

(c) together with all emergency power wiring, associated switchboards, control panels, junction boxes and the like, is enclosed in construction having a fire-resistance rating of at least 1 hour.

(5) The operating controls of an emergency lift shall comply with the relevant rules of AS 1735.

**55.10.** (1) The top of every lift shaft shall be ventilated to the outside air by unobstructed openings having an aggregate area of not less than 10 per cent of the cross-sectional area of the shaft.

(2) The unobstructed openings referred to in subclause (1) shall be so arranged as to induce exhaust ventilation of the shaft.

**55.11.** (1) A warning sign conforming with the details and dimensions of Figure 55.11 shall be displayed in a conspicuous position near every call button for a lift or group of lifts throughout a building.
(2) The warning sign shall consist of—

(a) incised, inlaid or embossed letters on a metal, wood, plastic or similar plate securely and permanently attached to the wall; or

(b) letters incised or inlaid directly into the surface of the material forming the wall.

(3) It shall not be necessary to install a warning sign for a small lift such as a dumb-waiter or the like that is intended for the transport of goods only.

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55.12. (1) In any Class II or III building in which any stairway, passageway or ramp is required to be fire-isolated, an emergency lighting system shall be installed—

(a) in each fire-isolated stairway, passageway or ramp; and

(b) in each path of travel in which the distance from the doorway of any sole-occupancy unit to the nearest doorway leading into—

(i) a fire-isolated stairway, passageway or ramp;

(ii) an external stairway, passageway or ramp serving as a required exit;

(iii) an external balcony leading to a fire-isolated stairway, passageway or ramp; or

(iv) a road or open space,

is more than 5.5 m.
(2) In any Class V, VI, VII, VIII or IX building in which any stairway, passageway or ramp is required to be fire-isolated, an emergency lighting system shall be installed—

(a) in each fire-isolated stairway, passageway or ramp; and

(b) in each path of travel in which the distance from the doorway of any Class IV portion of the building to the nearest doorway leading into—

(i) a fire-isolated stairway, passageway or ramp;

(ii) an external stairway, passageway or ramp serving as a required exit;

(iii) an external balcony leading to a fire-isolated stairway, passageway or ramp; or

(iv) a road or open space,

is more than 5.5 m.

(3) In any Class VI or IX building, an emergency lighting system shall be installed in any storey of the building—

(a) if the floor area of that storey, as calculated in accordance with clause 24.28, is more than 300 m²;

(b) if the distance from any point on the floor of that storey to the nearest doorway leading into—

(i) a stairway, passageway or ramp; or

(ii) a road or open space,

is more than 18 m;

(c) if egress from that storey involves a vertical rise within the building of more than 1.5 m; or

(d) if that storey provides a path of travel between any other storey in which an emergency lighting system is required to be installed under paragraph (a), (b) or (c) and any required exit.

Exemptions: sole-occupancy units

(4) Subclause (3) does not operate so as to require an emergency lighting system to be installed in a sole-occupancy unit in a Class VI or IX building if—

(a) the floor area of the unit is not more than 300 m², as calculated in accordance with clause 24.28; and
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(b) the unit contains a doorway leading into—

(i) an external stairway, passageway or ramp leading to a road or open space;

(ii) an external balcony leading to a road or open space; or

(iii) a road or open space.

(5) The Council may require an emergency lighting system to be installed in any storey of a Class II, III, V, VI, VII, VIII or IX building if it considers that the installation of such a system is necessary to ensure that there will be sufficient illumination in that storey in the event of an emergency.

(6) An emergency lighting system referred to in subclause (1), (2), (3) or (5) shall comply with the provisions of AS 2293 (Part 1).

(7) For the purposes of this clause, the following provisions of AS 2293 (Part 1) shall not apply:

(a) Clause 1.7.2—Duration of Operation;

(b) Clause 1.8—COMMISSIONING TEST;

(c) Clause 2.5.4.1—Illumination: General requirement;

(d) Clause 3.1.1—Location;

(e) Clause 3.1.2—Fire Resistance;

(f) Clause 3.1.4—Ventilation;

(g) Clause 5.3—PROTECTION OF THE ELECTRICAL INSTALLATION AGAINST FIRE;

(h) Section 6—INFORMATION REQUIRED FOR MAINTAINING THE SYSTEM.

(8) The distances referred to in subclauses (1), (2) and (3) shall be calculated by measuring the shortest practicable route along the relevant path of travel.
(9) The power source of a required emergency lighting system shall be capable of energising lighting for a period of—

(a) in buildings less than 25 m in height—

(i) 15 minutes in the case of a building of Type 4 or Type 5 construction; and

(ii) 1½ hours in any other case; and

(b) in buildings having a height of 25 m or more—2 hours.

(10) The power source of a required emergency lighting system shall, unless—

(a) it is located outside the external walls of the building in which the system is installed; or

(b) it supplies power to a single light only,

be contained in a separate enclosure having a fire-resistance rating of not less than the time specified in subclause (9) in respect of the power source.

(11) The enclosure referred to in subclause (10) shall be ventilated in accordance with the provisions of Section 3 of AS 2676.

(12) If the power source of a required emergency lighting system supplies power to more than one light—

(a) the wiring for the system (excluding the fixed connections to the light fittings) shall be constructed of, or be protected by, a material having a fire-resistance rating not less than the time specified in subclause (9) in respect of the power source; and

(b) all switchboards, control panels and the like that are associated with the system shall be contained in a separate enclosure having a fire-resistance rating of not less than the time specified in subclause (9) in respect of the power source.
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(13) In the case of any proposal to build under the provisions of this clause, where the Council is not otherwise able to satisfy itself beyond doubt that the whole or any part is acceptable, it may require the production of a certificate—

(a) by—

(i) a practising electrical engineer; or

(ii) another person or body, approved by the Council, certifying that when completed the required emergency lighting system will meet the requirements of this Ordinance; and

(b) setting forth in detail the bases on which it is given and the extent to which the engineer, person or body has relied on relevant specifications, rules, codes of practice or publications in respect of the required emergency lighting system.

55.13, 55.14. * * * *

55.15. (1) Where a building is more than 25 m in height, any required service in the building which is designed to operate in an emergency by means of electricity shall be capable of being supplied with electricity from 2 or more sources independent of each other such that, in the event of failure of the primary source, the service will automatically, and as soon as possible, be supplied with electricity from an alternative source.

(2) Without affecting the generality of subclause (1), the requirements of that subclause are satisfied by any one of the following power supply systems:

(a) a single medium-voltage supply taken from an electricity substation situated within, or adjacent to, the building concerned where the power supply to the substation consists of 2 or more high-voltage cables each taking electricity from separate transformers;

(b) 2 or more medium-voltage supplies each taking electricity from separate electricity substations situated—

(i) outside the building concerned; and

(ii) at an approved distance away from each other;
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(c) a single medium-voltage supply taken from an electricity substation together with an electricity generating plant capable of generating a medium-voltage supply.

55.16. (1) In a building having a height in excess of 25 m, there shall be installed an emergency warning system and an intercommunication system, each complying with the provisions of AS 2220 relating to the respective systems.

(2) For the purposes of subclause (1), Clause 5.2 of AS 2220 shall not apply.

(3) Subclause (1) applies to a hospital as if the requirement of Clause 2.2.1 of AS 2220 for the provision of audible warning signals were a requirement for the provision of visible signals.

(4) Visible signals of a kind referred to in subclause (3) shall be of an approved type and shall be situated throughout the hospital in such locations as the Council may determine.

(5) The Master Emergency Control Point required by AS 2220 shall—

(a) provide manual over-ride facilities sufficient for full control of the system to be assumed by the operator; and

(b) where a fire control room is incorporated in the building, be located within that room.

(6) All electrical wiring, and associated fittings, incorporated within the emergency warning system and intercommunication system shall—

(a) be of material having a fire-resistance rating of not less than 2 hours; or

(b) be protected by construction having a fire-resistance rating of not less than 2 hours.
55.17. (1) An automatic fire sprinkler system (including an external automatic fire sprinkler system) shall be designed and installed in accordance with AS 2118, except as otherwise provided by this clause.

(2) In the application of AS 2118 for the purposes of subclause (1)—

(a) the following provisions of that Standard shall not apply—

(i) Clause 1.2.20—definition of "Fire door";
(ii), (iii) *
(iv) Clause 3.3.2 to the extent to which it applies to openings in buildings; and
(v) *
(vi) Clause 3.6—"MAINTENANCE"; and

(b) references in that Standard—

(i) *
(ii) to a fire door shall be read as references to a fire door complying with clauses 21.1 and 21.2.

(3) Notwithstanding the provisions of AS 2118, a building or a portion of a building shall be deemed to be a sprinklered building where—

(a) in the case of a whole building, the building—

(i) complies with the relevant provisions of Group V; and
(ii) is sprinklered throughout in accordance with subclause (1); and

(b) in the case of a portion of a building, the portion—

(i) is sprinklered throughout in accordance with subclause (1);
(ii) is fire separated from the remainder of the building in accordance with Part 23; and
(iii) has any openings within the separating construction referred to in subparagraph (ii) protected in accordance with Part 22.
Exemptions

(4) Where a building or a portion of a building is required to be fire sprinkler protected throughout, the following exemptions apply:

(a) those exemptions contained within Clause 3.3.5 of AS 2118, except that—

(i) the concession for escape passageways and ramps, mentioned in paragraph (a) of that Clause, shall not apply; and

(ii) where protection of openings is required by that Clause, such protection shall be by means of a fire door in accordance with Part 22; and

(b) a fire-isolated stairway, fire-isolated passageway and fire-isolated ramp are permitted exceptions, within the meaning of that Clause.

(5) * * * * * *

(6) Notwithstanding the provisions of AS 2118—

(a) * * * * * *

(b) in a building exceeding 25 m in height, the grade of water supply (within the meaning of Section 4 of AS 2118) shall—

(i) where the building is required to be sprinklered throughout—be a Grade I water supply, except that where the secondary water supply consists of a storage tank located in the topmost storey of the building, the capacity of that tank shall be not less than 25 000 litres;

(ii) where a portion only of the building is required to be sprinklered, such portion being—

(A) a Class VI or Class IX; or

(B) a Class VI or Class IX and a storey or storeys for the purpose of a public garage,

be a Grade II water supply; and

(iii) where a portion only of the building is required to be sprinklered, such portion being a storey or storeys for the purpose of a public garage, be a Grade III water supply.
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GROUP VIII—ANCILLARY PROVISIONS
PART 56—Alteration and Restoration

GROUP VIII—ANCILLARY PROVISIONS
PART 57—Ruinous and Dangerous Buildings

GROUP VIII—ANCILLARY PROVISIONS
PART 58—Temporary and Special Structures

58.1. The Council may permit the enclosure and use of any public place in connection with the erection or taking down of a building.

58.2. (1) This clause shall apply to tents erected in areas or parts of areas listed in the Third Schedule and no provision of Part XI of the Act except section 305, paragraph (22) of section 318, and section 319 and no clause of this Ordinance except this clause and clauses 1.3 and 4.3 shall extend to tents.

(2) A person shall not erect a tent unless upon application made for the purpose he obtains the approval of the Council.

(3) A person erecting or procuring the erection of a tent shall comply with such conditions, as to position, construction and sanitation, as the Council may attach to its approval and shall pay such fee upon his application as the Council may fix.

58.3. (1) This clause shall apply to temporary buildings and no other clause of this Ordinance except clauses 3.2, 3.3, 3.4 and 4.2 shall extend to temporary buildings.

(2) In this clause “temporary building” shall not include—

(a) any building designed for use for residential purposes;

(b) any building erected by way of alteration, addition or extension to an existing building;

(c) any building more than one storey in height.
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(3) The Council may approve of the erection of a temporary building. Any such approval—

(a) shall be subject to a condition that the building shall be demolished within such period not exceeding five years from the date of its approval as the Council may determine;

(b) may be subject to such other conditions as to location, construction or provision of conveniences for sanitation or otherwise as the Council may impose.

(4) A temporary building shall not be used for—

(a) residential purposes;

(b) the storage or handling of inflammable materials;

(c) any purpose after the expiration of the period determined by the Council under paragraph (a) of subclause (3).

(5) The owner of the land on which a temporary building is erected shall, before the expiration of the period determined by the Council under paragraph (a) of subclause (3) demolish the temporary building.

PART 59—Maintenance of Fire and Other Safety Measures

59.1. This Part applies to all buildings other than Class I and Class X buildings.

59.2. (1) This clause applies to all buildings for the erection of which the council gives its approval on or after 1st July, 1988, but does not apply to a building to which clause 59.3 or 59.4 applies.

(2) When giving its approval for the erection of a building to which this clause applies, the council shall attach to the approval a schedule that specifies—

(a) those essential services that, pursuant to this Ordinance or any condition to which the approval is subject, are required to be installed in the building; and
(b) in respect of such of those services for which this Ordinance does not specify minimum standards of design, installation or maintenance—the minimum standard to which those services should be designed, installed and maintained,

so as to ensure the safety of persons in the building in the event of an outbreak of fire in the building.

(3) On completion of the erection of the building, the owner of the building shall cause the council to be furnished with a certificate with respect to each essential service installed in the building.

(4) Such a certificate shall be in or to the effect of Form 6 and Form of shall state, in relation to each essential service mentioned in the certificate—

(a) that the service has been inspected and tested by a person who is competent to carry out such an inspection and test; and

(b) that the service was or was not (as at the date on which it was inspected and tested) found to have been designed and installed, and to be capable of operating, to a standard not less than that required by this Ordinance or by the council, as the case may be, with respect to the service.

(5) Any person—

(a) who fails to comply with the provisions of this clause; or

(b) who, in purported compliance with the provisions of this clause, furnishes a certificate containing information that the person knows to be false or misleading,

is guilty of an offence and liable to a penalty not exceeding $1,000.

59.3. (1) This clause applies to all buildings—

(a) for the structural alteration of which the council gives its approval, as referred to in clause 1.6; or

(b) for the change of use of which the council gives its approval, as referred to in clause 6.6,

on or after 1st July, 1988.
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(2) An application for an approval referred to in subclause (1) (a) or (b) shall be accompanied by a list of—

(a) the essential services that are currently installed in the building; and

(b) the essential services that are to be installed in the building in connection with the proposed structural alterations or change of use,

being a list that describes the extent and capability, and the basis of design, of each such service.

(3) When giving an approval referred to in subclause (1) (a) or (b), the council shall attach to the approval a schedule that specifies—

(a) those essential services that, pursuant to this Ordinance or any condition to which the approval is subject, are required to be installed in the building; and

(b) in respect of such of those services for which this Ordinance does not specify minimum standards of design, installation or maintenance—the minimum standard to which those services should be designed, installed and maintained,

so as to ensure the safety of persons in the building in the event of an outbreak of fire in the building.

(4) On completion of the structural alterations or upon the occurrence of the change of use, as the case may be, the owner of the building shall cause the council to be furnished with a certificate with respect to each essential service installed in the building.

(5) Such a certificate shall be in or to the effect of Form 6 and shall state, in relation to each essential service mentioned in the certificate—

(a) that the service has been inspected by a person who is competent to carry out such an inspection; and
(b) that the service was or was not (as at the date on which it was inspected) found—

(i) in the case of an existing service—to have been maintained, and to be capable of operating, at a standard not less than that to which it was originally designed and installed; and

(ii) in the case of a new service—to have been designed and installed, and to be capable of operating, to a standard not less than that required by this Ordinance or by the council, as the case may be, with respect to the service.

(6) Any person—

(a) who fails to comply with the provisions of this clause; or

(b) who, in purported compliance with the provisions of this clause, furnishes a certificate containing information that the person knows to be false or misleading,

is guilty of an offence and liable to a penalty not exceeding $1,000.

59.4. (1) This clause applies to all buildings in respect of which the council makes an order under section 317D (1) of the Act.

(2) A proposal submitted to the council under section 317D (2) of the Act shall be accompanied by a list of—

(a) the essential services that are currently installed in the building; and

(b) the essential services that are to be installed in the building in connection with the proposed order under section 317D (1) of the Act,

being a list that describes the extent and capability, and the basis of design, of each such service.
(3) An order served by the council in respect of a building under section 317D (1) of the Act shall contain a schedule that specifies—

(a) those essential services that, pursuant to the order, are required to be installed in the building; and

(b) the minimum standard to which those services should be designed, installed and maintained,

so as to ensure the safety of persons in the building in the event of an outbreak of fire in the building.

(4) On completion of the work the subject of an order under section 317D (1) of the Act, the owner of the building shall cause the council to be furnished with a certificate with respect to each essential service installed in the building.

(5) Such a certificate shall be in or to the effect of Form 6 and shall state, in relation to each essential service mentioned in the certificate—

(a) that the service has been inspected by a person who is competent to carry out such an inspection; and

(b) that the service was or was not (as at the date on which it was inspected) found—

(i) in the case of an existing service—to have been maintained, and to be capable of operating, at a standard not less than that to which it was originally designed and installed; and

(ii) in the case of a new service—to have been designed and installed, and to be capable of operating, to a standard not less than that required by the council with respect to the service.

(6) Any person—

(a) who fails to comply with the provisions of this clause; or

(b) who, in purported compliance with the provisions of this clause, furnishes a certificate containing information that the person knows to be false or misleading,

is guilty of an offence and liable to a penalty not exceeding $1,000.
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59.5. (1) This clause applies to all buildings to which clause 59.2, 59.3 or 59.4 applies.

(2) At least once in each period of 12 months after a certificate is required to have been furnished to the council pursuant to clause 59.2, 59.3 or 59.4 in respect of a building to which this clause applies, the owner of the building shall cause the council to be furnished with a further certificate with respect to each essential service installed in the building.

(3) Such a certificate shall be in or to the effect of Form 7 and—

(a) shall state, in respect of each essential service mentioned in the certificate—

(i) that the service has been inspected by a person who is competent to carry out such an inspection; and

(ii) that the service was or was not (as at the date on which it was inspected) found to have been maintained, and to be capable of operating, at a standard not less than that to which it was originally designed and installed;

(b) shall state, in relation to each path of travel in the building—

(i) that the path of travel has been inspected by a person who is competent to carry out such an inspection; and

(ii) that the path of travel was or was not (as at the date on which it was inspected) found to be clear of anything which may impede the free passage of persons;

(c) shall state, in relation to each self-closing fire door in the building—

(i) that the fire door has been inspected by a person who is competent to carry out such an inspection; and

(ii) that the fire door was or was not (as at the date on which it was inspected) found to be capable of normal operation; and
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(d) shall state, in relation to each notice required by clause 24.14 (3) to be displayed in the building—

(i) that the building has been inspected by a person who is competent to carry out such an inspection; and

(ii) that each such notice was or was not (as at the date on which the building was inspected) found to be displayed in accordance with those requirements.

Copies of certificates to be made

(4) The owner of the building shall—

(a) cause a copy of the certificate to be furnished to the Board of Fire Commissioners; and

(b) cause a further copy of the certificate to be kept at the building for inspection by any person authorised by this Ordinance to inspect that copy.

Offence

(5) Any person—

(a) who fails to comply with the provisions of this clause; or

(b) who, in purported compliance with the provisions of this clause, furnishes a certificate containing information that the person knows to be false or misleading,

is guilty of an offence and liable to a penalty not exceeding $1,000.

59.6. (1) This clause applies to all buildings to which clause 59.2, 59.3 or 59.4 applies.

2 A building to which this clause applies shall not be occupied or used unless each of the essential services installed in the building is maintained at a standard not less than that to which it was originally designed and installed.

(3) The owner of any building—

(a) who occupies or uses the building; or

(b) who permits the occupation or use of the building,
in contravention of subclause (2) is guilty of an offence and liable to a penalty not exceeding $1,000.
(4) This clause is prescribed for the purposes of section 317J of the Act.

59.7. (1) Any person—

(a) who places anything which may impede the free passage of persons—

(i) in a path of travel leading to a required exit; or

(ii) in a stairway, passageway or ramp serving as or forming part of a required exit;

(b) who interferes with, or causes obstruction or impediment to, the normal operation of any self-closing fire doors providing access to a stairway, passageway or ramp serving as or forming part of a required exit; or

(c) who removes, damages or otherwise interferes with a notice displayed, in accordance with the requirements of clause 24.14 (3), adjacent to a doorway providing access to a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp serving as or forming part of a required exit,

is guilty of an offence and liable to a penalty not exceeding $1,000.

(2) Any person—

(a) who locks or otherwise interferes with any door that—

(i) serves as or forms part of a required exit; or

(ii) is situated in a path of travel, in such a manner as to render the door incapable of being operated in accordance with the requirements of this Ordinance; or

(b) who obstructs any doorway that—

(i) serves as or forms part of a required exit; or

(ii) is situated in a path of travel, in such a manner as to render the doorway incapable of being used in accordance with the requirements of this Ordinance.

is guilty of an offence and liable to a penalty not exceeding $1,000.
Owner of building to ensure safety of fire exits

(3) The owner of any building—

(a) who fails to ensure that—

(i) any path of travel leading to a required exit; and

(ii) any stairway, passageway or ramp serving as or forming part of a required exit,

is kept clear of anything which may impede the free passage of persons;

(b) who fails to ensure that any self-closing fire doors providing access to any stairway, passageway or ramp serving as or forming part of a required exit are capable of normal operation; or

(c) who fails to ensure that any notice required by clause 24.14 (3) to be displayed adjacent to any doorway providing access to a stairway, passageway or ramp serving as or forming part of a required exit is so displayed,

is guilty of an offence and liable to a penalty not exceeding $1,000.

Clause 59.7 prescribed for the purposes of section 317j (7) of the Act.

PART 60—Buildings containing atriums

60.1. To the extent to which any provision of this Part is inconsistent with any other Part of this Ordinance, this Part prevails.

60.2. The provisions of this Part, clauses 60.11, 60.12 and 60.13 excepted, do not apply in relation to an atrium that connects—

(a) 2 storeys only; or

(b) 3 storeys only where an approved sprinkler system is installed throughout the atrium,

if one of those storeys is at a level at which egress to a road or open space is provided.
60.3. Where a building contains an atrium, an approved sprinkler system shall be installed throughout the building.

60.4. (1) A floor that separates an atrium from the remainder of the building shall have a fire-resistance rating that is not less than that required by Part 16 for the floor of a building of the same height, classification and type of construction.

(2) Subject to clause 60.5, an atrium shall be separated from the remainder of the building at each storey by bounding construction that comprises—

(a) a non-combustible wall that has a fire-resistance rating of not less than 1 hour and extends from the floor of the storey—

(i) to the underside of the floor of the storey next above (if any); or

(ii) where there is not a storey above—to the underside of the roof;

(b) glazing in non-combustible framing, being glazing—

(i) that is of toughened safety glass or, where permitted by clause 53.4, of wired safety glass or other approved equivalent glass;

(ii) that does not extend above the level of a false ceiling abutting the glazing;

(iii) that, if not extending in the manner provided by paragraph (a) for a wall, has a non-combustible wall that has a fire-resistance rating of not less than 1 hour that is fixed to the head of the glazing frame and extends to the underside of a floor or roof as provided in that paragraph; and

(iv) that has sprinkler heads so installed on each side of the glazing that, when operating on either side, they will wet the whole of the surface of the glass on the side on which they are operating; or

(c) where required by clause 60.5 (3) (b)—a wall having a fire-resistance rating of not less than 2 hours.

(3) Each doorway in bounding construction referred to in subclause (2) (a) shall be protected by a self-closing 1-hour fire door.
(4) Each doorway in bounding construction referred to in subclause (2) (b) shall be protected by an imperforate self-closing and tight-fitting door that is protected by sprinklers as required for glazed bounding construction and is—

(a) non-combustible;

(b) framed in solid timber of a minimum finished thickness of 35 mm and with any of the panels being non-combustible; or

(c) a 35 mm solid core door,

and may include glazing of, or be of, toughened safety glass.

(5) Each doorway in bounding construction referred to in subclause (2) (c) shall be protected by a fire door which has a fire-resistance rating of not less than 2 hours and which is self-closing or automatic if the automatic closing device is so designed as to operate in the event of fire in a section on either side of the wall.

60.5. (1) In this clause, a reference to a storey includes a reference to a mezzanine.

(2) Except as provided by subclause (3), the bounding construction referred to in clause 60.4 (2) shall not be set back from the perimeter of the atrium well for a distance that exceeds 3.4 m measured in accordance with subclause (4).

(3) Notwithstanding subclause (2), bounding construction referred to in clause 60.4 (2) may be set back within any of the 3 storeys next above the bottom of the atrium at a distance greater than the distance referred to in subclause (2) if—

(a) 1 of those storeys is situated at a level at which egress to a road or open space is provided; and

(b) the sum of the floor areas of any portion of those storeys that are contained within the atrium is not more than 6 000 m$^2$ and any remaining portions of those storeys are separated from the atrium well by construction having a fire-resistance rating of not less than 2 hours.
(4) A measurement for the purposes of subclause (2) shall be measured of setback:

(a) in the case of the lowest storey—at the level of the floor of the storey next above; or

(b) in the case of any other storey—at the level of the floor of that storey,

from the face on the atrium side of the bounding construction to the nearest point on the atrium well side of the balustrade surrounding the atrium well.

60.6. The perimeter of an atrium well, where not forming part of an external wall of a building, shall be provided with a balustrade that, for a height of not less than 900 mm above the floor level—

(a) is imperforate and non-combustible; and

(b) where forming part of the bounding construction of the atrium—has a fire-resistance rating of not less than 1 hour.

60.7. (1) An atrium well shall be of such size and shape that a circle 6 m in diameter can be placed horizontally at any plane in the height of the storey and be fully contained within any dimensions construction at or within the perimeter of the atrium well.

(2) No point on the perimeter of an atrium well shall be more than 6 m distant from the centre of the nearest circle 6 m in diameter that can be placed in the horizontal plane at that point.

60.8. (1) An atrium shall be provided with vents to the outside air situated at or near the top of the atrium.

(2) The vents shall normally be closed but shall be capable of being opened by means of opening devices which shall have hand-operated controls for use only by fire brigade personnel and located—

(a) in the fire control room (if any);

(b) adjacent to the sprinkler control valves; or

(c) at some other approved location.
Ordinance No. 70—Local Government Act 1919

Size of vents

(3) The required aggregate clear opening area of the vents shall be based on the plan area, at floor level, of the atrium well next below the roof or ceiling of the atrium and shall be calculated so that—

(a) vents located in the roof or ceiling of the atrium shall have an area of not less than 5 per cent of the plan area; and

(b) vents located in the walls of the atrium shall be located on 2 opposite sides of the building and shall have an area on each side of not less than 5 per cent of the plan area.

Requirements of shaft or duct

(4) Any shaft or duct connecting the atrium to the outside air shall—

(a) be as direct as practicable;

(b) have a cross-sectional area not less than that required for the area of the vent served; and

(c) where passing through a portion of the building outside the atrium be constructed so that all parts surrounding the shaft or duct have a fire-resistance rating of not less than 1 hour.

Smoke exhaust system

Installation

60.9. (1) An atrium shall be served by a mechanical smoke exhaust system so designed and installed that—

(a) the system serves only the atrium;

(b) the system will exhaust the atrium at a rate of at least 8 air changes per hour;

(c) the system includes—

(i) optical type smoke detectors located immediately below the atrium roof or ceiling; and

(ii) beam type smoke detectors installed in approved locations across the atrium well at vertical intervals of not more than 3 storeys;

(d) the system will be activated by—

(i) the operation of any of the smoke detectors referred to in subparagraph (c) (i) or (ii);
(ii) the operation of any of the sprinkler heads in the building; or

(iii) the operation of any other fire or smoke detector in the building;

(e) the operation of the system can be halted by a hand-operated override switch for use only by fire brigade personnel and located—

(i) in the fire control room (if any);
(ii) adjacent to the sprinkler control valves; or
(iii) at some other approved location;

(f) the system precludes as much as possible the entry of smoke into the atrium well;

(g) the system exhausts at each storey;

(h) the system has exhaust registers installed—

(i) in locations outside the atrium well that are within 1 m horizontally of the lowest point at the outer point of the atrium balustrade above; or

(ii) in approved alternative locations at the roof or ceiling of the atrium or at a storey where the balustrade forms part of the bounding construction,

and in such additional locations as may be approved;

(i) the volume exhausted at each storey is proportional to the volume of the atrium at that storey;

(j) the system is, irrespective of the height of the building, supplied with electricity from 2 or more sources as provided by clause 55.15;

(k) electrical wiring (except for final connections) including all junctions—

(i) has the required fire-resistance rating; or

(ii) is protected by construction which has the required fire-resistance rating,

the required rating being not less than 1 hour where the building is not more than 25 m in height or not less than 2 hours otherwise; and
(l) make-up air inlet openings for the exhaust system are—

(i) openings directly from outside air to the atrium and located as close as practicable to the lowest level of the atrium;

(ii) ducts from outside air to the atrium which shall deliver air as close as practicable to the lowest level of the atrium and where passing through any portion of the building other than the atrium shall have a fire-resistance rating of not less than 1 hour where the building is not more than 25 m in height or not less than 2 hours otherwise; or

(iii) a combination of direct openings and ducts, and are so located to prevent as much as possible the recirculation of exhaust air and smoke.

(2) Smoke exhaust fans and their drive motors shall be constructed and installed in the manner prescribed by AS 1668 (Part 1) so that the fans are, when handling air at 200°C, capable of continuous operation for not less than 1 hour where the building is not more than 25 m in height and for not less than 2 hours otherwise.

60.10. Where a required path of travel in a Class II or Class III building passes through an atrium, the building shall, irrespective of its height, be provided with an emergency warning and intercommunication system in accordance with the provisions of Part 55.

60.11. (1) Except as provided by subclause (2), Part 16 applies to the roof or ceiling of an atrium.

(2) Where the roof of an atrium is designed to admit light from outside the building, the provisions of Part 16 relating to fire-resistance ratings do not apply to the roof if the roof is situated more than 3 m from a site boundary that is not a public road boundary and—

(a) the roof is of non-combustible construction; or

(b) the only combustible material used in the construction of the roof is plastic glazing material that complies with clause 16.19.
Ordinance No. 70—Local Government Act 1919

(3) Where the roof of an atrium complies with this clause it is Concession
not required to comply with the provisions of Part 22 relating to
rooflights.

60.12. Where the roof of an atrium is at a lower level than the Opening
roof of a portion of the building that adjoins the atrium and the near atrium
roof of the atrium does not have the fire-resistance rating provided Protection
for by Part 16, an opening in the building that faces the atrium
and is within 6 m of any part of the roof of the atrium shall be
protected in the manner provided by clause 22.4 (2) as if that
clause applied to the opening.

60.13. Notwithstanding any other provision of this Ordinance, Lift in
a lift that—
atrium
(a) is wholly within an atrium;
(b) serves only storeys to which the atrium extends; and
(c) is not an emergency lift,
is not required to be enclosed in a shaft that has a fire-resistance
rating.

FIRST SCHEDULE

ORDINANCES AND BY-LAWS REPEALED PURSUANT TO CLAUSE 1.4

Ordinance No. 71
Ordinance No. 86
Ordinance No. 86A
By-law No. 32
By-law No. 51
By-law No. 52
By-law No. 53
By-law No. 54
By-law No. 55
By-law No. 56
By-law No. 57
By-law No. 58
SECOND SCHEDULE

GOODS, HANDICRAFTS, PROCESSES, MATERIALS AND SPACES OF ABNORMAL FIRE HAZARD

Part A—Goods

Goods in which a principal material is one of the materials listed in Part E of this Schedule.

Part B—Handicrafts

Handicrafts in which a principal material is one of the materials listed in Part E of this Schedule.

Part C—Processes

A process—
(a) in or incidental to the making, assembling, altering, repairing, renovating, preparing, ornamenting, finishing, cleaning, washing, or adapting of goods; or
(b) performed or carried out in a laboratory,
in which a principal material is one of the materials listed in Part E of this Schedule.

Part D—Spaces of Abnormal Fire Hazard

A space within a building—
(a) used for
(i) the storage of goods referred to in Part A of this Schedule, or the display of such goods for sale by wholesale;
(ii) a handicraft referred to in Part B of this Schedule; or
(iii) a process referred to in Part C of this Schedule; or
(b) in which, in the opinion of the Council after consultation with the Board of Fire Commissioners, the potential severity of combustion that may arise (if there is an outbreak of fire) equals or exceeds that for a storage, display, handicraft or process referred to in paragraph (a).

Part E—Materials

Bitumen, tar, or any product thereof, including—
(a) asphalt;
(b) caulking and sealing compounds; and
(c) surfacing materials;