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Subject: QLD Ezine - Class 1a dwellings classified as class 2, is this you?

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**In this issue... Class 1a dwellings classified as class 2, is this you?
And... Is my security door legal?**

Do you have class 2 buildings in your portfolio that could or should be classified as a class 1a?

The Queensland Fire and Rescue Service have recently released an information sheet addressing the issue of buildings classified as a class 2 that fit into the definition of class 1a. The sheet addresses the differences between the two classes and the requirements for compliance for fire safety. Since the 1st July 2009 deadline for fire compliance, there has been much discussion and some confusion about how to handle the compliance of these buildings and meet the requirements of the Building Fire Safety Regulation 2008.

The information sheet contains examples of the structure of class 1a buildings and suggests that a building that meets the definition of a class 1a building does not have to comply with the requirements of the Building Fire Safety Act and Regulation, even if it has been classified as a class 2 building.

The Building Code of Australia (BCA) defines a class 1a building as one or more buildings, which in association constitute -

"(a) Class 1a - a single dwelling being -

- (i) A detached house; or
- (ii) One of a group of two or more attached dwellings, each being a building separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit; which is not located above or below another dwelling, or another Class of building other than a private garage."

In compliance with the Building Fire Safety Regulation 2008, class 1a buildings and now buildings that meet the definition of a Class 1a building are exempt from requirement, while all other buildings in class 2 are still required to comply.

For further information, please visit www.solutionsie.com.au , or for a copy of the regulation and explanatory notes please visit the Queensland Legislation website at http://www.legislation.qld.gov.au/Acts_SLs?Acts_SL_B.htm

LATEST UPDATE - Evacuation Coordinators - Who can they be?

Evacuation Coordinators must be appointed and annually trained in buildings class 1b - 9. The role of the Evacuation Coordinator is to assist and direct those evacuating in the event of a fire and to carry out important functions under the building's fire and evacuation plan. The coordinator must be aware of everybody in a building with special needs and would obviously best be someone who lives and/or works onsite. The Queensland Fire and Rescue Service has stated that in cases where there are no suitable or available on site candidates for the Evacuation Coordinator role, an offsite member (read owner) of the body may be appointed.

The Evacuation Coordinator and each responsible person (that is additional fire wardens sometimes appointed on larger, high risk or commercial buildings) must be given training at least once a year, enabling these people to effectively coordinate the evacuation of the building in an emergency.

Can you appoint an independent fire professional as the Evacuation Coordinator?

An independent fire inspector professional may be appointed in the circumstance that there are no volunteers for the role. In this instance, the body corporate must produce documentation to the Queensland Fire and Rescue Services (QFRS), indicating the lack of volunteers for the role. The documentation must include the following:

- Letters or emails calling for Evacuation Coordinators
- Responses and replies indicating negative feedback
- A motion on the AGM to appoint, and notation of the negative responses

On presentation of this documentation, the QFRS will approve the appointed offsite independent fire professional as the Evacuation Coordinator.

Can security doors be fitted to fire doors in residential units?

Formerly, any kind of security door fitted to a fire door assembly was required to be removed to ensure the fire door remains compliant. The QFRS has released an information sheet which has stated that it is reviewing this requirement with the Department of Infrastructure and Planning (DIP) for residential units. Consequently, there is an amnesty on removing all security and screen doors. For further information on these topics, please visit www.solutionsie.com.au for a digital copy of our newsletter.

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