

CLASS 2 UNIT BUILDINGS

This information sheet provides advice on fire safety requirements for persons who occupy or manage a low occupancy Class 2 unit building.

What is a low occupancy, Class 2 unit building?

A Class 2 building is one containing two or more sole occupancy units, each being a separate dwelling. A low occupancy Class 2 unit building is one which is less than 25 metres in height.

Do I need an audit undertaken of my building?

No, you are not required to have a building audit conducted but you are responsible for ensuring that your building complies with the relevant building fire safety legislation at all times.

You can assess your building's compliance with the legislation yourself by using the Fire Safety Management Tool for Owner Occupiers and the Advisory Notes provided on the Queensland Fire and Emergency Services (QFES) website at www.qfes.qld.gov.au. If you don't feel capable of doing this yourself, you may engage a fire industry professional to conduct an audit of your building.

What are the key requirements for my building under the Building Fire Safety Regulation 2008?

A written Fire and Evacuation Plan for the building must be in place.

- » Every building must have a written Fire and Evacuation Plan in place.
- » In Class 2 unit buildings, a separate Fire and Evacuation Plan is not required for each residence. Only a common area Fire and Evacuation Plan is required for the entire building.
- » This is the responsibility of the Managing Entity (Body Corporate).

Evacuation signs and diagrams must be displayed.

- » Every building over 300m² must have evacuation signs and diagrams. These must be displayed in a conspicuous position on the evacuation routes

of the building, securely attached to a wall, and orientated to the building layout.

- » Buildings without common areas need to have an evacuation sign displayed in each unit.

A procedure must be in place to provide 'adequate instruction' to prescribed persons.

- » Adequate instructions must be provided to prescribed persons in the building regarding the required actions to ensure the safety of themselves and other persons in the event of fire.
- » Adequate instruction may be provided by ensuring references that assist people in evacuating are included in the Fire and Evacuation Plan and that evacuation signs and diagrams are displayed as previously described.

An evacuation practice must be conducted annually.

- » All occupiers are required to conduct an annual evacuation of the building and keep a record of it.
- » The practice evacuation must be carried out by an appropriate number of people.

Exit door hardware must be the correct type.

- » Exit doors must allow opening by a single handed, downward or pushing action on a single device.
- » Exit doors are doors that are in the evacuation route, or doors at the final exit of the building. Doors to individual units are not classed as exit doors.
- » Lever handles or panic bars are the only acceptable door hardware for exit doors.

Prescribed Fire Safety Installations must be maintained and inspected regularly.

- » Prescribed Fire Safety Installations (exit signs, emergency lighting, fire extinguishers, fire hose reels, etc.) are required to be maintained in accordance with the Queensland Development Code, MP6.1 by an appropriately qualified person.
- » Maintenance standards and inspection timeframes for Prescribed Fire Safety Installations are detailed in the QFES Fire Safety Management Tool for Owner Occupiers and the Advisory Notes.