

QFES REFERRAL AGENCY RESPONSE

2. Building work involving particular Performance Solutions

The information contained within this document can be considered as Queensland Fire and Emergency Services (QFES) referral agency response before an application is made to the Assessment Manager for the particular type of building work mentioned below.

For building work that includes a Performance Solution (PS) assessed against the Performance Requirements of the National Construction Code (NCC) Volume 1 for the fire safety system:

- i) In any class of building where the Deemed-to-Satisfy (DTS) provisions of the NCC do not require any Special Fire Services (SFS) to be provided to the building; or
- ii) In a Class 2 building where a fire hydrant system and/or interconnected smoke alarms in the Sole Occupancy Unit (SOU) are the only SFS required by the DTS provisions of the NCC, provided that the DTS-compliant fire hydrant system is achieved using a single street hydrant; or
- iii) In a Class 3, 4, 5, 6, 7, 8 and 9 building where a fire hydrant system is the only SFS required by the DTS provisions of the NCC, provided that the DTS-compliant fire hydrant system is achieved using a single street hydrant.

Advice

Provided that the DTS and/or Performance Requirements of the NCC Volume 1 pertaining to this QFES Scope Reduction Initiative (SRI) and the additional advice contained within has been adhered to it is discretionary as to whether further advice is to be sought from QFES.

Option to submit Request for Assessment to QFES

If the proposed building work meets the scope reduction criteria, a 'Request for Assessment' may still be submitted, at the discretion of the applicant/certifier. In such cases, the normal QFES assessment process will be undertaken and fees charged accordingly.

Clarification

This information is provided to assist the applicant/Assessment Manager to ensure that the type of building work identified in this SRI is designed and installed to satisfy QFES operational and legislative requirements.

This Information Sheet must be read in conjunction with the [General requirements of the QFES Scope Reduction Initiative](#).

Hypothetical examples of the type of building work that is covered by this particular SRI are:

Example 1:

- » Class 8 workshop building, with a total floor area not exceeding 500m²
- » DTS provisions do not require the provision of any SFS
- » A PS is proposed to address a minor reduction in exit width issue.

This example falls into item (i) above, in that the DTS provisions of the NCC do not require the installation of an SFS to the building. Therefore, in this example building, the forwarding of the PS for the reduction in exit width to QFES for further advice is discretionary.

Example 2:

- » Class 2 residential building, with a total floor area greater than 500m²
- » DTS clause E1.3 requires that a fire hydrant system is provided to serve the building
- » A DTS-compliant fire hydrant system is achieved via the use of a single street hydrant
- » A PS is proposed to address a minor extended travel distance issue.

This example falls into item (ii) above, in that it is a Class 2 building where the fire hydrant system is the only SFS required by the DTS provisions of the NCC, and compliance is achieved using a single street hydrant. Therefore, in this example building, forwarding of the PS for extended travel distance to QFES for further advice is discretionary.

Referral Jurisdiction

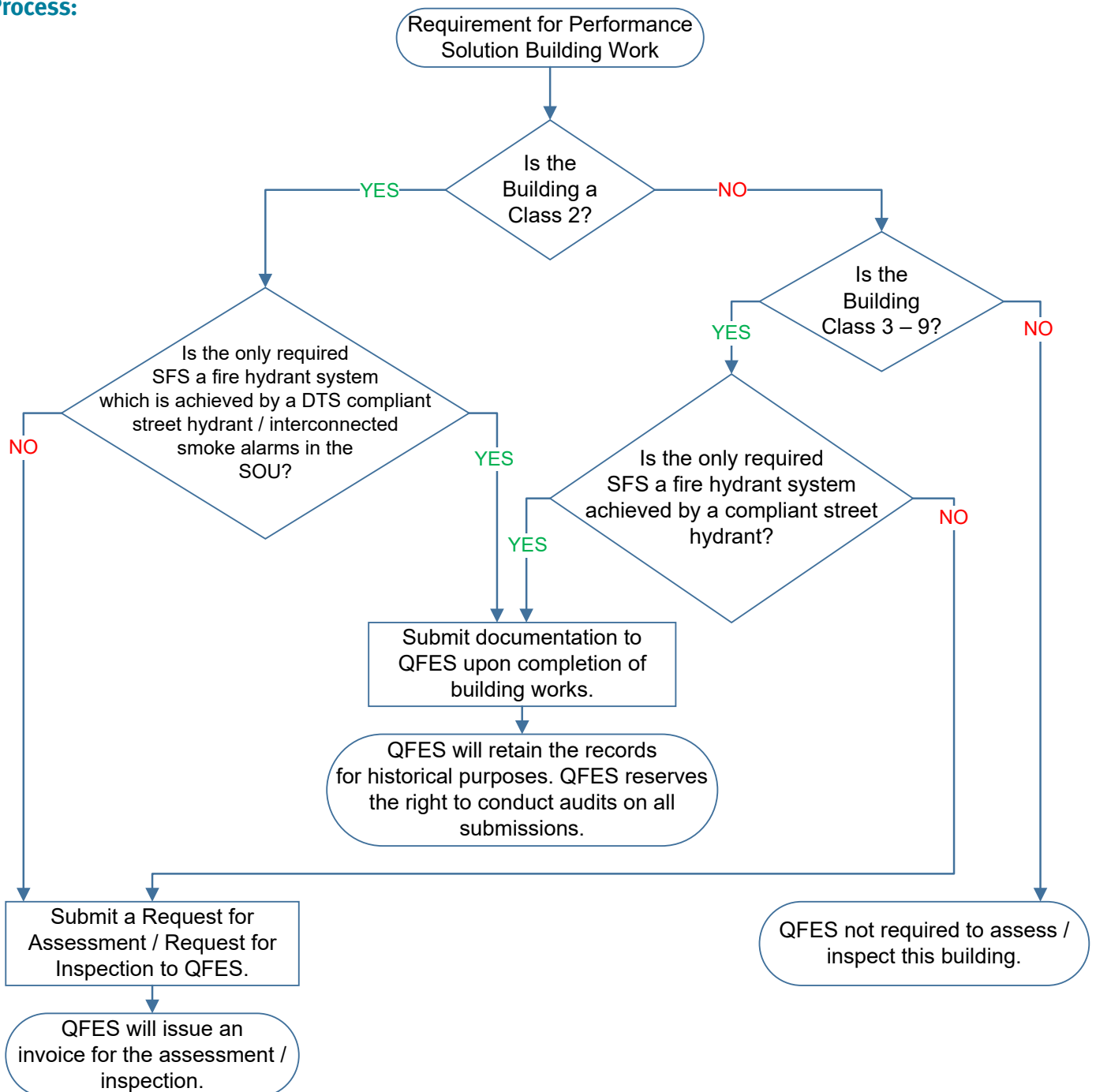
QFES jurisdiction for PS is set out in Schedule 19 of the *Planning Regulation 2017* (PR). It includes (but is not limited to) a PS assessed against the Performance Requirements of the NCC Volume 1, or the Queensland Development Code (QDC) Part 2.2, Part 2.3 or MP3.7 for the fire safety system.

The list of prescribed SFS is provided in Schedule 19 of the *Planning Regulation 2017*.

Considerations

- » A PS must satisfy all relevant Performance Requirements of the NCC.
- » A PS is to be developed in line with the International Fire Engineering Guidelines (IFEG).
- » Comprehensive details of the PS must be included on the Certificate of Classification for the building, in accordance with relevant legislative requirements.
- » It is recommended that a permanent notice be provided in a prominent location advising that the building is subject to a PS, with a clear description of the extent of the PS provided on the notice/sign.
- » If a PS includes a fire safety management procedure as a condition of occupation and use of the building, it is a legislative requirement that the building occupier ensures that
 - a record of the fire safety management procedure is included in the building's fire and evacuation plan, and
 - the plan adequately reflects the fire safety management procedure.
- » It is a legislative requirement to adequately maintain all prescribed fire safety installations.
- » Reference must be made to applicable legislation including (but not limited to) the *Fire and Emergency Services Act 1990*, the *Building Act 1975* and *Building Fire Safety Regulation 2008*.

Process:



NOTE: QFES requires the submission of the Certificate and other documents in accordance with the *Building Act 1975*