

Self-storage buildings with rise-in-storeys greater than one

As house and property sizes decrease within cities, people require storage solutions for their possessions. To satisfy this demand, multi-level Class 7b self-storage facilities are the subject of frequent building development applications submitted to QFES for referral advice. However, due to their (commonly) Type C lightweight construction, large volume of contents (with the potential of the storage of dangerous and/or highly flammable goods) and the ability for a fire to rapidly spread beyond the unit of origin, there exists the high probability for an extremely dangerous and challenging environment for firefighters in the event of a fire.

QFES considers that a safe workplace is a fundamental issue for firefighters working within the built environment and by installing special fire services within buildings with special hazards such as multi-level self-storage facilities, QFES is creating a safer workplace for firefighters.

QFES considers that a Class 7b building used as a self-storage facility with a rise in storey of more than one could present special problems of fighting a fire in the building. It is QFES position that the Assessment Manager for a building development application should consider the National Construction Code (NCC), clause E1D17¹ and clause E2D21² (Provision for special hazards) and determine the appropriateness of the installation of, for example, an automatic sprinkler system to AS 2118.1 suitable to the hazard class of the subject building and/or a monitored fire detection and alarm system.

Where appropriate, this may be submitted to QFES as a performance solution referral which addresses relevant performance requirements of the NCC (for further information, see QFES Position Statement 5.7 in the [Guide to the Referral of Performance Solutions](#)).

¹ NCC 2019 E1.10

² NCC 2019 E2.3