

Section 2 – Performance Requirements

Subsection A8 – Means of Escape

Functional Statement for Means of Escape

Building (Planning) Regulation 41(1): Means of escape.

Every building shall be provided with such means of escape in case of emergency as may be required by the intended use of the building.

Performance Requirement B1

A building, fire compartment or storey should be provided with adequate means of escape for all occupants to evacuate safely without being overwhelmed by the effects of fire.

Performance Requirement B2

A building, fire compartment or storey should have adequate fire safety provisions to protect evacuating occupants from the impact of fire.

Performance Requirement B3

The means of escape within a building should have adequate lighting for identification of the locations of exits and paths of travel to an exit in case of fire.

Performance Requirement B4

Sufficient warning should be provided to the building occupants to evacuate in case of outbreak of fire.

Performance Requirement B5

Building management should provide an appropriately and effectively managed process to allow for orderly evacuation in case of fire.

Performance Requirement B6

Adequate signs should be provided for identification of the means of escape in case of fire.

Performance Requirement B7

Means of escape for tall buildings should be appropriately designed to:

- (a) allow occupants to take a short rest safely, whilst evacuating;
- (b) minimise the threat of smoke within staircases; and
- (c) provide an area for firefighting staging activities.

Guidance

The following factors should be considered for complying with Performance Requirements B1 to B7:

- (a) Use Classification of the building;
- (b) Occupant capacity, nature, location and awareness;
- (c) Fire hazard, its potential growth and duration;
- (d) Building height;
- (e) Building area and fire compartment area;
- (f) Security measures impairing escape;
- (g) Fire safety provisions installed within the building;
- (h) Type, number, size, location and layout of exit routes;
- (i) Suitable resting areas to avoid fatigue;
- (j) Suitable construction to prevent slipping and falling;
- (k) Temperature, visibility, toxicity of smoke;
- (l) Protection from adjoining and adjacent buildings; and
- (m) Fire service intervention.

Subsection A9 – Fire Resisting Construction

Functional Statement for Fire Resisting Construction

Section 35 of the Building (Construction) Regulation: Fire resisting construction.

A building must be designed and constructed so as to, in case of fire-

- (a) inhibit the spread of fire within the building and to the buildings nearby;
- (b) provide adequate resistance to the spread of fire and smoke-
 - (i) between different buildings; and
 - (ii) in the building between different uses;
- (c) maintain the stability of the building to-
 - (i) allow adequate time for safe evacuation;
 - (ii) allow adequate time for rescue and firefighting operation; and
 - (iii) avoid any consequential damage to the buildings nearby; and
- (d) provide adequate resistance to the spread of fire over the roof of the building to any other building having regard to the location of the building.

Performance Requirement C1

A building should be provided with adequate fire safety provisions to inhibit the spread of fire:

- (a) within a building;
- (b) between buildings or other property;
- (c) to allow occupants to evacuate safely; and
- (d) to allow fire service intervention.

Performance Requirement C2

A building should be constructed to maintain its stability in case of fire to:

- (a) allow sufficient time for occupants to evacuate safely;
- (b) allow fire service intervention.

Performance Requirement C3

The openings or penetrations at fire barriers should be adequately protected to maintain their level of performance in case of fire.

Performance Requirement C4

Building elements should have adequate provisions to minimise the spread of smoke.

Performance Requirement C5

The functions of the fire safety provisions of a building should maintain for a reasonable period of time during a fire.

Performance Requirement C6

Fire safety provisions should be provided to a building or parts of a building undergoing construction, demolition, alteration, repair or maintenance with due consideration to the hazard imposed by the works and the fire safety precautions available.

Guidance

The following factors should be considered for complying with Performance Requirements C1 to C6:

- (a) Use Classification of the building;
- (b) Occupant capacity, nature, location and awareness;
- (c) Fire hazard, its potential growth and duration;
- (d) Building height;
- (e) Building area and fire compartment area;
- (f) Building location in relation to property boundaries;
- (g) Location of roof having regard to other buildings;
- (h) Required duration of tenable conditions to be maintained in fire compartments other than that of fire origin;
- (i) Active fire safety provisions installed within the building;
- (j) The timing of the works; and
- (k) Fire service intervention.

Functional statements for means of access

Building (Planning) Regulation 41A: Access staircases for firemen

Building (Planning) Regulation 41B: Fireman's lifts

Building (Planning) Regulation 41C: Firefighting and rescue stairway

Building (Planning) Regulation 41D: Emergency vehicular access

Every building shall be provided with adequate access to allow firemen safe and unobstructed access to all floors of the building in the event of a fire.

Every building shall also be provided with an emergency vehicular access to allow safe and unobstructed access of a vehicle of the Fire Services Department to the building and to provide for the safe operation of such a vehicle in the event of fire.

Performance Requirement D1

A building should be provided with the following provisions to assist firefighting:

- (a) Access staircases for firemen;
- (b) Fireman's lifts;
- (c) Firefighting and rescue stairways; and
- (d) Emergency vehicular access.

Guidance

The following factors should be considered for complying with Performance Requirement D1:

- (a) Use Classification of the building;
- (b) Occupant capacity, nature, location and awareness;
- (c) Fire hazard, its potential growth and duration;
- (d) Building height;
- (e) Building area and fire compartment area;
- (f) Active fire safety provisions installed within the building; and
- (g) Building location in relation to property boundaries.

Subsection A11 – Fire Safety Management

Functional Statement for Fire Safety Management

The fire safety provisions provided in a building shall be available during fire emergency.

Performance Requirement F1

The fire safety provisions of a building should be kept in good working order and evacuation procedure are effectively implemented in case of fire.

Guidance

The following factors should be considered for complying with Performance Requirement F1:

- (a) Use Classification of the building;
- (b) Active fire safety provisions installed within the building; and
- (c) Fire hazard, its potential growth and duration.