

Fire Safety Measures

Any measure (including any item of equipment, form of construction or fire safety strategy) that is, or is proposed to be implemented in a building to ensure the safety of persons using the building in the event of fire is deemed by the Environmental Planning and Assessment Regulations to be a fire safety measure.



Which buildings are required to have fire safety measures installed?

In the majority of cases the installation of essential services is required by building regulations under the Environmental Planning and Assessment Act (EPAA) which the Council enforces.

When are essential services to be installed?

Generally, all buildings other than private single dwellings (Class 1a) and sheds and garages (Class 10a) are required to have some fire safety measures installed. Some common fire safety measures included in commercial, industrial, multi-unit residential and public buildings are:

- Automatic fire detection and alarm systems
- Automatic fire suppression systems
- Emergency lighting
- Exit signs
- Fire doors
- Fire hose reel systems
- Fire hydrant systems
- Portable fire extinguishers
- Smoke Alarms
- Smoke and heat vents
- Solid core doors
- Wall-wetting sprinkler and drencher systems.

Although they are required by the Building Code of Australia, smoke alarms within Class 1a buildings are not deemed to be fire safety measures for the purpose of fire safety certificates.

Essential fire safety measures are any fire safety measures contained in the fire safety schedule or listed as essential services in a building approval or order.

What is a fire safety schedule?

When approval is given for a change of building use, a Construction Certificate is issued for a new building or proposed building work on an existing building, or a fire safety order is given in relation to a building, then a schedule specifying the essential fire safety measures that are to be implemented in the building are attached to the approval, certificate or order.

A fire safety schedule must deal with the whole of the building, not merely the part of the building to which the Development

Consent, Complying Development Certificate, Construction Certificate or Fire Safety Order relates, and must include the essential fire safety measures currently implemented in the building, and those proposed to be implemented.

A fire safety schedule must also specify the minimum standard of performance for each essential fire safety measure. This is usually done by a reference to an Australian Standard that applies to the installation of the measure (e.g. AS 2441 - Installation of fire hose reels).

Who determines which fire safety measures are included in the fire safety schedule?

An assessment of the fire safety requirements for a building is undertaken as part of the development and building approval process. Various fire safety measures must be installed in order for a building to comply with the Building Code of Australia and relevant Australian Standards.

Council or an Accredited Private Certifier may issue a Complying Development Certificate for a change of building use or alterations and additions to an existing building. Council or an Accredited Private Certifier may also issue a Construction Certificate for a new building. When issuing these certificates, a fire safety schedule is to be attached.

Only Council can issue a Development Application or a Fire Safety Order which may include an associated fire safety schedule.

What is a fire safety certificate?

Where building work has been carried out or a change of use has occurred that has one of the above approvals issued, the Principal Certifying Authority (Council or the Accredited Private Certifier) must not issue an Occupation Certificate to allow the building or part of the building to be used unless they have received a fire safety certificate from the owner of the building.

A fire safety certificate is a certificate issued by or on behalf of the owner of a building to certify that the essential fire safety measures have been installed to the appropriate standard as specified in the fire safety schedule for the building. It is done at the completion of the installation of the fire safety measures.

An example of a compliant fire safety certificate can be found on Council's website.

Certification of the ongoing performance and maintenance of the fire safety measures is done via the separate process of submitting annual fire safety statements. You should also read the fact sheet on Council's website in relation to annual fire safety statements.

Further Information

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