

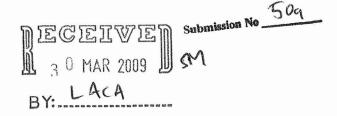


Telephone: 61 2 6202 8888

Facsimile: 61 2 6202 8877

Email: enquiries@masterbuilders.com.au

Website: www.masterbuilders.com.au



19 March 2009

The Hon Mark Dreyfus QC MP Chair, Standing Committee on Legal & Constitutional Affairs House of Representatives Parliament House CANBERRA ACT 2600

Dear the Hon Mark Dreyfus

### Small buildings definition of 300m<sup>2</sup> storey floor area

Please find attached Master Builders Australia's response to the question on Notice to the Standing Committee on Legal & Constitutional Affairs Committee in regard to the small buildings definition of 300m² storey floor area.

Yours sinderely

Wilhelm Harnisch Chief Executive Officer Where an area, floor size, or storey area greater than 300m<sup>2</sup> triggers extra requirements.

## BCA

# Part A3 - Class 1b to Class 3

#### Classifications

Buildings are classified as follows:

Class 1: one or more buildings which in association constitute-

- (b) Class 1b a boarding house, guest house, hostel or the like-
  - (i) with the **total area of all floors not exceeding 300 m<sup>2</sup>** measured over the enclosing walls of the Class 1b; and
  - (ii) in which not more than 12 persons would ordinarily be resident.

which is not located above or below another dwelling or other Class of building other than a private garage.

NB: Buildings  $> 300 \text{ m}^2$  or with > 12 people resident are classed as Class 3 buildings and have much more stringent requirements.

 	//	 

## Part E.2 - Smoke Hazard Management, Table E2.2b

#### **Theatres and Public Halls**

A building or part of a building used as a theatre or public hall which-

 is a school assembly, church or community hall and has a stage and any backstage area with a total floor area of more than 300 m<sup>2</sup>;

must be provided with-

- an automatic smoke exhaust system complying with Specification E2.2b;
- (ii) automatic smoke-and-heat vents complying with Specification E2.2c, if the building is single storey.

	<i>I I</i>	
 	/	

## Part E4.2 - Emergency Lighting, Exit Signs and Warning Systems

#### **Emergency Lighting requirements**

An emergency lighting system must be installed-

- (b) in every storey of a Class 5,6,7,8 or 9 building where the storey has a **floor area** more than 300 m<sup>2</sup>-
  - (i) in every passageway, corridor, hallway, or the like, that is part of travel to an exit, and
  - (ii) in any room having a floor area more than 100 m² that does not open to a corridor or space that has emergency lighting or to a road or open space; and
  - (iii) in any room having a floor area more than 300 m<sup>2</sup>.
- (e) in a sole-occupancy unit in a Class 5, 6 or 9 building if-
  - (i) the floor area of the unit is more than 300 m<sup>2</sup>; and
  - (ii) an exit from the unit does not open onto a road or open space or to an external stairway, passageway, balcony or ramp leading directly to a road or open space
- (f) in every room or space to which there is public access in every storey in a Class 6 or 9b building if-
  - (i) the floor area in that storey is more than 300 m<sup>2</sup>; or
  - (ii) any point on the floor of that storey is more than 20 m from the nearest doorway leading directly to a stairway, ramp, passageway, road or open space; or
  - (iii) egress from that storey involves a vertical rise within the building of more that 1.5 m, or any vertical rise if the storey does not admit sufficient light; or
  - (iv) the storey provides a path of travel from any other storey required by (i), (ii) or (iii) to have emergency lighting.