



## FACT SHEET

# Fire Sprinkler Systems for Shared Accommodation Buildings

Changes to building regulations in June 2005 introduced more stringent fire safety precautions for shared accommodation buildings in Victoria. The improved safety regulations are aimed at reducing the occurrence and severity of fire related injuries.

### What are the laws?

Building regulation 710 of the Building Regulations 2006 requires Class 3 shared accommodation buildings to have an automatic fire sprinkler system installed **by 14 June 2009**. The regulation only applies to buildings constructed (or for which a building permit was issued) **before** 1 July 2003, as buildings constructed after this date are already required to have a sprinkler system installed.

### Who do the laws affect?

If you are the owner of any type of shared accommodation building listed below these regulations **may** apply to **you**:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Boarding house | <input type="checkbox"/> Chalet        | <input type="checkbox"/> Guest house              |
| <input type="checkbox"/> Hotel          | <input type="checkbox"/> Lodging-house | <input type="checkbox"/> Backpacker accommodation |

Shared accommodation buildings include a Class 3 building with:

- more than one sole-occupancy unit (SOU), which may be a room or suite of rooms, where any of the SOUs have sleeping facilities capable of accommodating three or more unrelated persons; or
- sleeping facilities capable of accommodating thirteen or more unrelated persons.



## Are there any exemptions?

Exemptions include buildings where:

- each storey with sleeping facilities has its own direct access to a road or open space and the distance of travel from the entrance doorway of the SOU to the nearest exit is 6 metres or less; or
- the building already has an approved fire sprinkler system installed.

Other exemptions may be applicable depending on the distance of travel to an exit, fire-resistance of elements of the building, fire fighting equipment and other emergency facilities available.

## When do the laws start?

The regulation was introduced on 14 June 2005. Owners **must** comply with the regulation **by** 14 June 2009. Failure to comply with the regulation will result in enforcement action that may include fines and/or prosecution.

## What do I need to do

To comply with the regulation you must have an automatic fire sprinkler system that complies with the Australian Standards AS 2118.1-1999 or AS 2118.4-1995.

## Further Information

For more information about the requirement for fire sprinkler systems in shared accommodation buildings refer to Practice Note 2006-13 at [www.buildingcommission.com.au](http://www.buildingcommission.com.au)

## Useful contacts

For assistance in complying with the regulations you should contact your municipal building surveyor at your local council or a private building surveyor in the first instance. For queries regarding fire safety precautions, contact the Country Fire Authority on 03 9262 8444 or the Metropolitan Fire and Emergency Services Board on 03 9665 4478.

*An initiative supported by Victoria's fire services*

