



Building Newsflash

Proposed Amendments to the Queensland Development Code *Part 14-Fire Safety in Budget Accommodation Buildings* *proposed amendments.*

Purpose

The purpose of this Newsflash is to advise of a proposed minor amendment to the *Queensland Development Code (QDC) – Part 14 Fire Safety in Budget Accommodation Buildings* to define ‘self closing doors’.

Background

Following concerns raised by stakeholders regarding mandatory use of self closing doors in supported accommodation buildings, amendments were made to the QDC in September 2005 providing a range of new compliance options. The new options, without self closing doors, include increased levels of evacuation support, sprinklers and interconnected smoke alarms, or alternative solutions.

Self closing doors may still be used to comply under Part 14 if a provider chooses not to use the abovementioned compliance options. Although supported budget accommodation providers endorsed the new compliance options a number of service providers still have concerns about the use of self closing door mechanisms and the adverse effects these mechanisms have on the residents’ quality of life.

Legislation

Building Act 1975

Building Regulation 2006

Proposed amendments

To assist in complying with the QDC Part 14 Performance Criteria 4 – Travel Distance, bedroom doors may be fitted with self closing mechanisms. Building Codes Queensland proposes to amend Schedule 3 of the QDC Part 14 and define *self closing doors* to mean doors which are fitted with a device –

(a) with an *automatic*-closing operation initiated by the activation of the building's interconnected smoke alarms or smoke detection system; or

b) with a free-arm action closing operation which closes the door or causes the door to remain closed (without preventing manual re-opening), upon the detection of smoke by the building's interconnected smoke alarms or smoke detection system; or

(c) that returns the door to the fully closed position immediately after each opening.

The proposed amendments are scheduled to be effective by the 30 of November 2007. A draft copy of the QDC Part 14 - *Fire Safety in Budget Accommodation Buildings* is available on the Building Codes website at:

http://www.lgp.qld.gov.au/docs/building_codes/queensland_development_code/draft/qdc-part14.0.pdf

Contact for further information

Building Codes Queensland

Phone: (07) 3239 6369

Email: buildingcodes@dlgpsr.qld.gov.au

DISCLAIMER: The information contained in this Newsflash is provided by the State of Queensland in good faith. The material is general in nature and before relying on the material in any important matter, users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. It is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The State of Queensland cannot accept responsibility or liability for any loss, damage, cost or expense you might incur as a result of the use of or reliance on information contained in this Newsflash. It is not intended to be, and should not be relied upon as the ultimate and/or complete source of information.