

Short-term Rental Accommodation Fire Safety Standard

1. Application

- 1.1. Pursuant to Division 7X of the *Environmental Planning and Assessment Regulation 2000*, this Standard sets out the fire safety requirements for:
 - (a) all dwellings providing short-term rental accommodation under State Environmental Planning Policy (Short-term Rental Accommodation) 2018; and
 - (b) all dwellings providing short-term rental accommodation, as defined under State Environmental Planning Policy (Short-term Rental Accommodation) 2018, under any other Environmental planning instrument.
- 1.2. Unless otherwise indicated, all references to clauses and paragraphs throughout this document relate to provisions of the Short-term Rental Accommodation Fire Safety Standard.
- 1.3. The objective of this Standard is to provide for the safety of users of short-term rental accommodation, who may be less familiar with the dwelling.

2. Interpretation

Definitions

- 2.1. In this Standard:

Building Code of Australia has the same meaning that it has under the Environmental Planning and Assessment Act 1979.

building has the same meaning that it has under the *Environmental Planning and Assessment Act 1979*.

Class 1a building has the same meaning that it has in the *Building Code of Australia*.

Class 2 building has the same meaning that it has in the *Building Code of Australia*.

Class 4 part of a building has the same meaning that it has in the *Building Code of Australia*.

dwelling has the same meaning as in the Standard Instrument-Principal Local Environmental Plan

short-term rental accommodation has the same meaning that it has under the State Environmental Planning Policy (Short-term Rental Accommodation) 2018.

storey has the same meaning that it has in the *Building Code of Australia*.

Australian Standards

2.2. In this Standard:

AS 1530.7 means the version of the Australian Standard entitled AS 1530.7-2007: Methods for Fire Tests on Building Materials, Components and Structures – Part 7: Smoke Control Assemblies

AS 1603.3 means the version of the Australian Standard entitled AS 1603.3:2018 – Automatic fire detection and alarm system – Heat alarms

Note: For the purposes of 4.1.2 and 5.1.2, a heat alarm complying with AS 1603.3:1996 Automatic fire detection and alarm system – Heat alarms, and installed before 1 May 2022 is deemed to comply with this standard

AS 1670.1 means the version of the Australian Standard entitled AS 1670.1:2015 – Fire Detection, Warning, Control and Intercom Systems – System Design, Installation and Commissioning – Part 1: Fire

AS 2444 means the version of the Australian Standard entitled AS 2444-2001- Portable Fire Extinguishers and Fire Blankets—Selection and Location)

AS 3786 means the version of the Australian Standard entitled AS 3786:2014 – Smoke Alarms Using Scattered Light, Transmitted Light or Ionization

3. Compliance with this Standard

- 3.1.** A Class 1a dwelling used for short-term rental accommodation will comply with this standard if it satisfies Section 4.
- 3.2.** A dwelling used for short-term rental accommodation in a Class 2 building will comply with this standard if it satisfies Section 5.
- 3.3.** A Class 4 part of a building used for short-term rental accommodation will comply with this standard if it satisfies Section 5.

4. Class 1a Dwellings

4.1. Smoke and Heat Alarms

4.1.1 Smoke alarms must:

- (a) be located in
 - (i) each bedroom, and
 - (ii) every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building, and

- (iii) each other storey in the dwelling not containing bedrooms.
 - (b) be installed on or near the ceiling, and
 - (c) comply with AS 3786, except where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the dwelling, and
 - (d) be connected to the consumer mains power where consumer power is supplied to the dwelling, and
 - (e) be interconnected, if there is more than one alarm in the dwelling.
- 4.1.2 A heat alarm must be installed in any private garage attached to the dwelling, that is not associated with the dwelling, that:
- (a) is located on or near the ceiling, and
 - (b) is a class type A1 or A2 heat alarm complying with AS 1603.3, and
 - (c) is connected to the consumer mains power supplying the dwelling if consumer mains power is supplied to the building, and
 - (d) is interconnected to and will activate the smoke alarms required in the dwelling.
- 4.1.3 If 4.1.2 applies, durable notices must be permanently fixed to the dwelling and private garage in prominent locations indicating that:
- (a) a heat alarm is installed in the private garage, and
 - (b) the heat alarm is interconnected to the smoke alarms required in the dwelling.

4.2 Evacuation lighting

- 4.2.1 A system of evacuation lighting must be installed in corridors, hallways or the like that:
- (a) is activated by the smoke alarms required by 4.1.1, and
 - (b) consists of:
 - (i) a light incorporated within the smoke alarm, or
 - (ii) lighting in the corridor, hallway or area served by the smoke alarm.

5 Dwellings in a Class 2 building and Class 4 part of a building

5.1 Smoke and Heat Alarms

5.1.1 Smoke alarms must:

- (a) be located in:
 - (i) each bedroom, and
 - (ii) each room with an area of more than 3.5 square metres, excluding kitchens, and
 - (iii) every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building, and
 - (iv) in every other storey not containing bedrooms.
- (b) be installed on or near the ceiling; and
- (c) comply with AS 3786, except where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 provided that smoke alarms complying with AS 3786 are installed elsewhere in the dwelling,
- (d) be connected to the consumer mains power where consumer power is supplied to the dwelling, and
- (e) be interconnected, if there is more than one alarm in the dwelling.

5.1.2 A class type A1 or A2 heat alarm complying with AS 1603.3 must be:

- (a) located in the kitchen and
- (b) installed on or near the ceiling and
- (c) interconnected with the smoke alarms in the dwelling.

5.2 Evacuation lighting

5.2.1 A system of evacuation lighting must be installed in corridors, hallways or the like that:

- (a) is activated by the smoke alarms required by 5.1.1 and
- (b) consists of:
 - (i) a light incorporated within the smoke alarm, or
 - (ii) lighting in the corridor, hallway or area served by the smoke alarm.

5.3 Egress Doors

5.3.1 The entrance doorway to the dwelling must be capable of being opened from inside the dwelling without recourse to a key and any modification to the lock must not impair the fire resistance of the door.

5.4 Doors to Corridors and Hallways

5.4.1 The following doors must be self-closing and fitted with medium temperature smoke seals that are able to withstand smoke at 200 °C for 30 minutes when tested to AS 1530.7, to all edges of the door leaf

- (a) any door that opens to a corridor or hallway in the dwelling,
- (b) and any door that opens to an area within the building that is outside the dwelling such as a public corridor or the like.

5.5 Portable Fire Extinguishers

5.5.1 A 2.5 kg ABE portable fire extinguisher must be installed in an accessible location in the kitchen in accordance with Section 3 of AS 2444.

5.6 Fire Blankets

5.6.1 A fire blanket must be installed in an accessible location in the kitchen in accordance with Section 6 of AS 2444.

5.7 Evacuation Diagrams

5.7.1 An evacuation diagram complying with 5.7.2 and 5.7.3 must be installed:

- (a) within the dwelling on or adjacent to the entrance door to the dwelling, and
- (b) within each bedroom on or adjacent to the door to the room

5.7.2 Evacuation diagrams must:

- (a) be located no less than 1200mm and not more than 1600mm above the finished floor level, and
- (b) be clear, legible and durable and
- (c) include the date of issue, and
- (d) be at least A4 in size, and
- (e) include the title 'EVACUATION DIAGRAM', and
- (f) be orientated to the direction of egress, and
- (g) includes a legend of symbols.
- (h) exhibit a "YOU ARE HERE" indicator, and

- (i) identify the property address, and
- (j) include a pictorial representation of the layout of the dwelling and common areas on the storey, and
- (k) identify the location of the exit door from the dwelling, and
- (l) identify the designated exits from the storey of the building on which the dwelling is located (to be shown in green), and
- (m) identify the path of travel to the exit (shown in green), and
- (n) identify the location of any fire hose reels (shown in red), and
- (o) identify the location of the portable fire extinguishers in the dwelling and any common areas on the same storey (shown in red), and
- (p) identify the location of the fire blankets within the dwelling (Shown in red), and
- (q) identify the location of the evacuation assembly area for the building.