



**MASTER BUILDERS
AUSTRALIA**

RECEIVED Submission No 509
30 MAR 2009 SM
BY: LACA

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 300m² 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 sincerely

Wilhelm Harnisch
Chief Executive Officer

Where an area, floor size, or storey area greater than 300m² 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 m²** 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 m² 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-

- (a) 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 m²**;

must be provided with-

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

.....//.....

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 m²**-
 - (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 m².

- (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 m²**; 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 m²**; 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 than 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.

.....//.....