

Fire Safety Standard Guidelines

Budget Accommodation Buildings



Queensland Government

Department of Local Government and Planning
Department of Emergency Services

Purpose

This guideline provides information to assist owners of budget accommodation buildings determine if the new Queensland government legislation applies to particular accommodation buildings. It is intended to assist building owners, local government officers, fire officers, consultants and designers in bringing budget accommodation buildings into compliance with the Fire Safety Standard.

Introduction

On 1 July 2002, new laws (legislation) introduced by the Queensland Government took effect to ensure the safe evacuation of occupants if a fire occurs in a budget accommodation building. The new legislation requires all budget accommodation buildings built, approved, or for which an application was made prior to 1 January 1992 to comply with the prescribed Fire Safety Standard. The legislation requires the installation of early warning and emergency lighting by 30 June 2003 and compliance with the other provisions of the Standard within a 2 year period. Owners of all existing budget accommodation buildings are also required to prepare and implement a Fire Safety Management Plan by 30 June 2003.

The information in this guideline will assist people without a technical building background to determine if the legislation applies to a building currently being used for accommodation purposes. Initially, it is necessary to determine if a building is covered by the legislation. Once this has been determined, the owner should then refer to other guidelines in this series to determine the extent of compliance and the amount of work required to achieve compliance.

What is a budget accommodation building?

The legislation defines a budget accommodation building as a building that:

(a) *“has bathroom and sanitary facilities, other than a laundry, shared by the occupants of the building”*; and

(b) *“provides accommodation of a following type for 6 or more persons:*

- (i) *boarding house, backpacker hostel or similar type accommodation;*
- (ii) *hotel accommodation;*
- (iii) *accommodation for persons who have an intellectual or physical disability and require full time or part time care”.*

The important points of this clause that determine if the legislation applies to a particular building are:

1. Bathroom and sanitary facilities in the building must be shared; and
2. Accommodation must be provided for 6 or more persons.

The legislation then lists as a guide some typical examples of building uses. The shared accommodation and shared bathroom and sanitary facilities must be under a common roof.



This photograph depicts a typical older style hotel where the rooms on the top floor have traditionally been used for accommodation. Where these rooms are used for budget accommodation, the building will be subject to the new Fire Safety Standard.



Typical buildings defined as budget accommodation

The list below outlines “similar type accommodation” in colloquial terms (providing the criteria for shared facilities and the number of people accommodated are met).

- Boarding House
- Guest Houses
- Hostel
- Lodges
- Supported Accommodation
- Linked Buildings connected by enclosed walkways with populations less than six individually but greater than six in total
- Backpacker Hostel
- Hotels
- Accommodation associated with Eco-tourism, Farm Stay etc

Typical buildings not defined as budget accommodation

Buildings that are not covered by the legislation are also indicated as follows:

“However, each of the following is not a budget accommodation building:

- a) a motel;
- b) a building that is, or forms part of—
 - i) a corrective service facility established under the Corrective Services Act 2000; or

- ii) a detention centre established under the Juvenile Justice Act 1992;
- c) a building used for providing aged care under the Aged Care Act 1997 (Cwlth);
- d) a building classified as a class 1a, 2 or 9a building under the BCA.”

The list below outlines the types of buildings that are not covered by the legislation, as they are covered by other legislation or do not fit the definition of budget accommodation buildings.

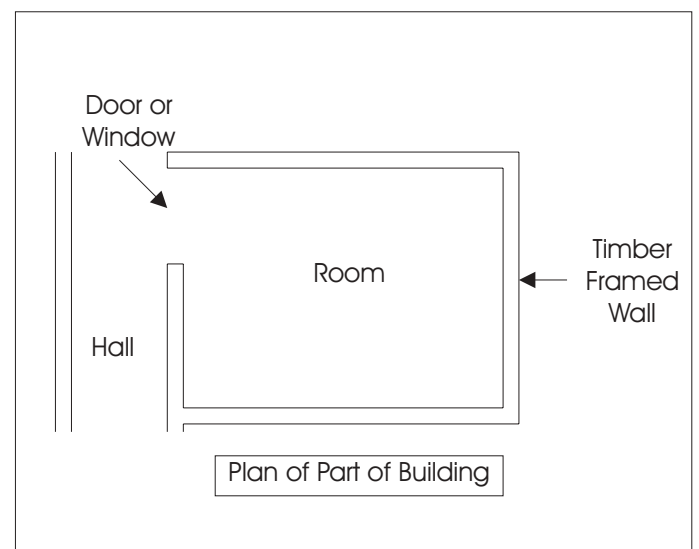
- Motel (defined in the Macquarie Dictionary as a roadside hotel which provides accommodation for travellers in self-contained, serviced units with parking for their vehicles)
- A registered Aged Care Facility accredited under the Aged Care Act (Cwlth)
- Family home or rented house used for single-family accommodation
- Health Care Buildings
- Barracks
- Womens’ Shelters or Refuges
- Shearers’ Quarters, Shearers’ Barracks
- Railway Carriage Units
- Accommodation associated with school (or special group) camps
- Home Units & Townhouses
- Bed and Breakfast, if Motel style
- Dormitories
- Linked ‘Dongas’
- School or Educational Boarding Houses

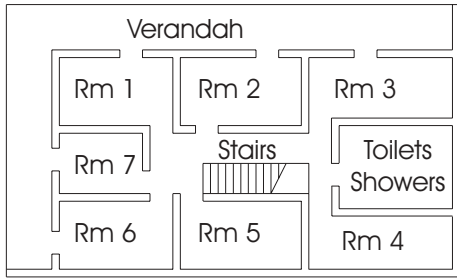


Accommodation Building Examples

The following diagrams are typical of floor layouts that may be found in a range of buildings. The owners of budget accommodation buildings may find these plans helpful in determining whether their building is a budget accommodation building.

Meaning of Symbols on Plan/Layout





Typical hotel accommodation layout

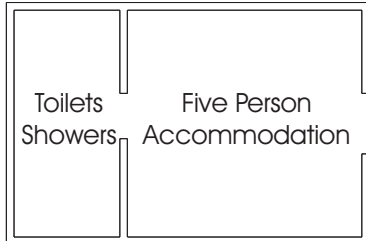
- 7 accommodation areas
- Shared facilities
- Built before 1992

Q. Is this a budget accommodation building?

A. Yes, as it accommodates more than 6 persons and was built prior to 1992

Q. Would the legislation apply to this building?

A. Yes



Small budget accommodation building

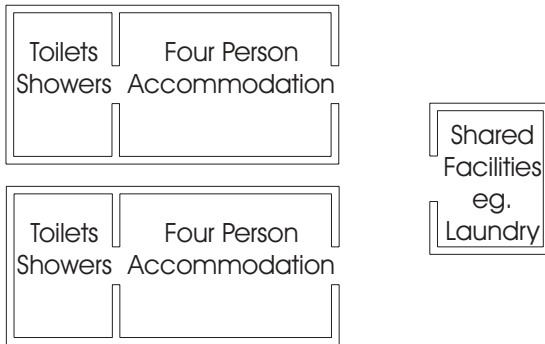
- 5 person accommodation
- Shared facilities
- Built before 1992

Q. Is this a budget accommodation building?

A. No, as less than 6 persons are accommodated

Q. Would the legislation apply to this building?

A. No



Two separate budget accommodation buildings sharing laundry etc with another building

Top Building

- 4 person accommodation
- Shared facilities
- Built before 1992

Bottom Building

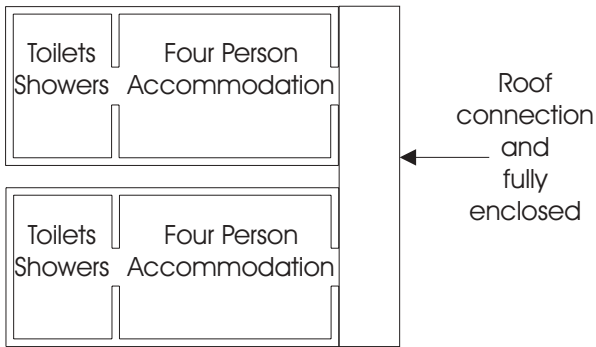
- 4 person accommodation
- Shared facilities
- Built before 1992

Q. Are these budget accommodation buildings?

A. No, as less than 6 persons are accommodated in each separate building

Q. Does the legislation apply to these buildings?

A. No



Linked buildings

Top Building

- 4 person accommodation
- Shared facilities
- Built before 1992

Bottom Building

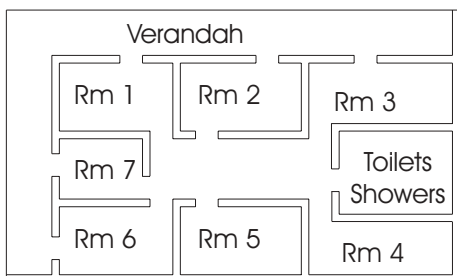
- 4 person accommodation
- Shared facilities
- Built before 1992

Q. Are these budget accommodation buildings?

A. Yes, built before 1992, the rooms are considered part of the one building and more than 6 persons accommodates in the building.

Q. Does the legislation apply to these buildings.

A. Yes



Typical accommodation building

- 7 accommodation areas
- Shared facilities
- Built after 1992

Q. Is this a budget accommodation building?

A. Yes, as it accommodated more than 6 persons

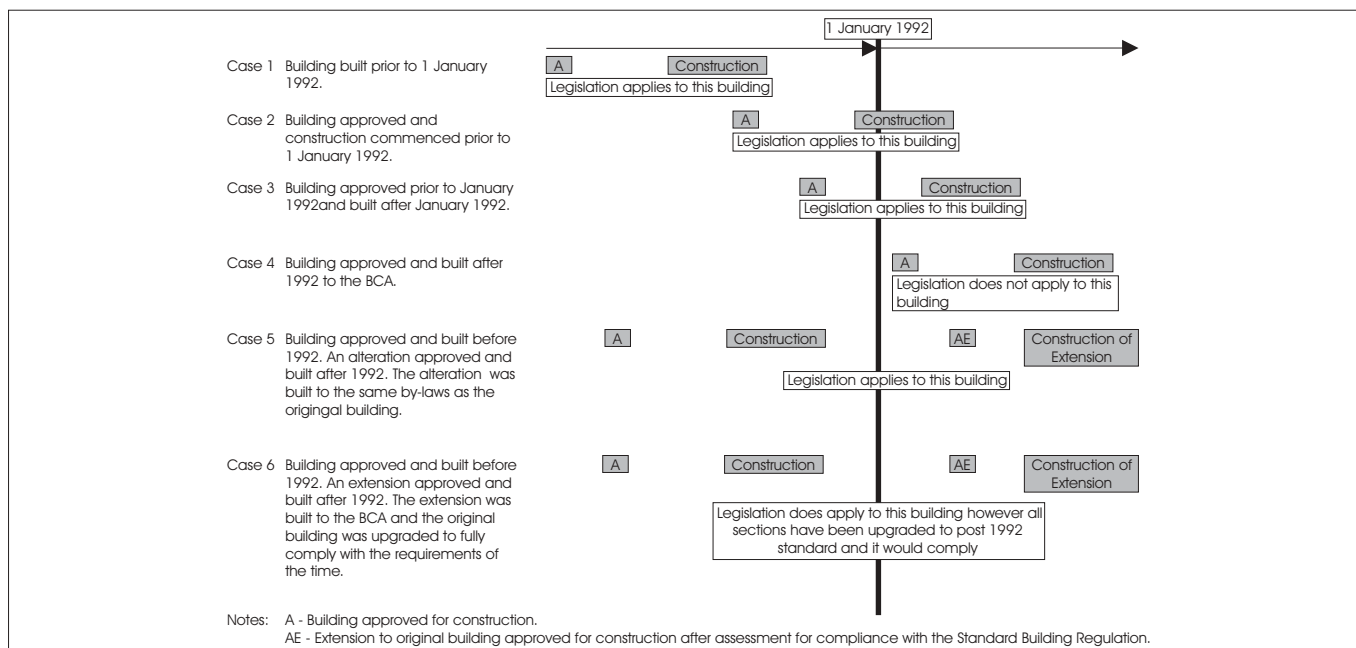
Q. Would the legislation apply to this building?

A. Yes, all budget accommodation buildings are required to prepare a fire safety management plan within 12 months.



When was your building constructed?

Building owners need to check when their building was constructed. The Diagram below outlines several scenarios.



If the building was constructed around the start of 1992, a check of the approved building plans may be appropriate. A copy of these plans may be held in council records.

Further assistance is available

This guideline cannot cover every case, and changes to the law enable building owners to approach local councils for advice in determining whether the owner's building is a budget accommodation building and whether the building complies with the new legislation (refer to section 12J of the *Building Act 1975*). Further information is contained in the guideline "Development Application Process".

Associated guidelines

Other guidelines relating to fire safety in budget accommodation buildings provide specific guidance on various parts of the legislation, as well as illustrative examples using actual buildings as case studies.

The list of guidelines includes:

- How to Comply with the Fire Safety Standard
- Application of the Fire Safety Standard
- Development Application Process
- Smoke Alarms & Emergency Lighting

- Enforcement, appeals, extensions of time
- Inspection and Maintenance Options
- Fire Safety Audits
- Fire Safety Management Plans

Case studies on actual buildings include:

- Fully compliant building
- Large single storey building
- Small supported accommodation building
- Two storey timber hotel
- Three storey boarding house
- Two storey backpacker hostel

Guidelines and case studies are available on the Department's website: www.dlgp.qld.gov.au

For further information

Department of Local Government and Planning
PO Box 31 Brisbane Albert Street
Queensland 4002 Australia
Phone: 1800 682 021 Fax: (07) 3237 1248

Queensland Fire and Rescue Service
GPO Box 1425 Brisbane
Queensland 4001 Australia
Phone: (07) 3247 8100 Fax: (07) 3247 8145

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