

Requirements for Class 1b dwelling accommodation

This document has been produced to enable owners to determine Council's statutory requirements for Class 1b Dwelling accommodation. The list is not exhaustive and should only be used as a guide to achieve compliance. Further information should be sought prior to proceeding.

It must be understood that there are a number of variables to be assessed by the Municipal Building Surveyor in determining the ultimate classification of the building/s and the respective BCA provisions thus:

- the size of the building;
- the configuration of the proposed accommodation;
- the proposed number of occupants deemed to be accommodated.

These variables seriously influence the way in which the Municipal Building Surveyor assesses the ultimate classification of the building/s in accordance with all BCA provisions.

Class 1b Buildings

In accordance with BCA Volume Two, Part 1.3.2 (b) – 'Classifications', a Class 1b building is:

(i) a boarding house, guest house, hostel or the like-

(A) with a total area of all floors **not exceeding 300 m²** measured over the enclosing walls of the Class 1b; and

(B) in which **not more than 12 persons** would ordinarily be resident,

(ii) which is not located above or below another dwelling or another Class of building other than a private garage.

Note: If it does not comply with the above then it will be classified as a Class 3 building and must meet all the requirements for that classification in accordance with the Building Code of Australia.

Facilities

In accordance with BCA Volume Two, Part 3.8.3.2 – Required facilities, the following must be provided:

- A kitchen sink and facilities for the preparation and cooking of food; and
- A bath or shower; and
- Clothes washing facilities, comprising at least one washtub and space in the same room for a washing machine; and
- A closet pan and washbasin.

It should also be noted that a kitchen sink or washbasin must not be counted as a laundry washtub.

Disabled access

In accordance with BCA Volume One, Table D3.1 – Requirements for Access for People with a Disability, the following must be provided:

- To and within 1 bedroom and associated sanitary facilities; and
- Not less than 1 accessible 'unisex' sanitary compartment.

Fire safety

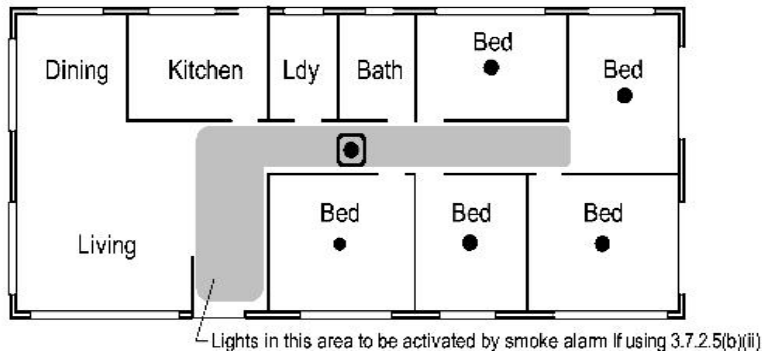
Smoke alarms must be installed and interconnected

- must comply with AS 3786
- must be connected to the consumer mains power where consumer power is supplied to the building

Smoke alarms must be installed on or near the ceiling - in every bedroom; and in 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 on each other storey and must all be interconnected.

Lighting to assist evacuation

A system of lighting must be installed to assist evacuation of occupants in the event of a fire, and—be activated by the smoke alarm; and consist of— a light incorporated within the smoke alarm; or the lighting located in the corridor, hallway or area served by the smoke alarm



Explanatory information: The lighting may consist of the artificial lighting which may already be installed in a corridor, hallway or area, provided that lighting is activated by the smoke alarm.

Note: Deadlocks are prohibited on designated exit doors

- Water type (general/Class A fires), dry chemical type (electrical fires) and Class F (cooking oils and fats/kitchen) type fire extinguishers are to be provided;
- A Bushfire Attack Level (BAL) Assessment will be required in order to determine the BAL level of construction, if any, to be considered and specified on the working drawings

Energy efficiency

The 6 Star Standard applies to the thermal performance of a home, renovation or addition, as well as requiring the installation of a solar hot water system or a rainwater tank for toilet flushing.

The 6 Star Standard applies to all new houses and townhouses (Class 1 buildings). The requirement also applies to new work done on existing buildings, such as additions, alterations or re-locations.

A 6 Star energy efficiency rating applies to your home’s building envelope - its roof, walls, floor and windows. The 6 Star requirements also include efficiency standards for fixed lighting but not plug in appliances provided by homeowners.

You will be required to have an accredited energy rating consultant undertake an energy rating assessment in order to demonstrate compliance with the 6 Star Standard.

Occupancy permits and essential safety maintenance provisions

Display of occupancy permit at approved location

For all Class 1b buildings constructed on or after 1 July 1994; an owner must take all reasonable steps to ensure that a copy of any current occupancy permit in respect of that building or place is displayed and kept displayed at an approved location within the building or place.

Owner to make permit available for inspection

For all Class 1b buildings constructed on or after 1 July 1994 an owner must ensure that a copy of any current occupancy permit is available at that building or place for inspection by the Municipal Building Surveyor or Chief Officer, CFA at any time on request.

Maintenance of exits, smoke detectors, emergency lighting, fire fighting equipment

The following essential safety measures contained within a Class 1b building must be maintained

- all exits; and
- any paths of travel to exits; and
- any paths of travel on the allotment from exits to a road— required to be provided in relation to that building or place are maintained in an efficient condition and kept readily accessible, functional and clear of obstruction so that egress from the building or place is maintained;
- all hard wired smoke detectors, smoke detection systems and fire indicator panels;
- all lighting installed to assist evacuation;
- all fire fighting equipment (e.g.) portable fire extinguishers, fire hose reels, fire hydrants, fire mains, static water storage tanks and pump sets, etc.
- fire sprinkler systems (where applicable)

**Note: You may also need to contact Council’s Public Health Department in order to determine if the building is required to be registered as (Prescribed Accommodation)
Ph: 03 5036 2591**