

## Authorised Version

# Building Amendment (Farm Buildings) Regulations 2014

S.R. No. 173/2014

### TABLE OF PROVISIONS

<i>Regulation</i>		<i>Page</i>
1	Objective	1
2	Authorising provisions	1
3	Definitions	2
4	New regulations 119 to 121 inserted	2
	119 Farm buildings—definitions	2
	120 Farm buildings—fire fighting equipment	3
	121 Farm buildings—emergency lighting	6
5	Regulation 1804 amended	6
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<b>ENDNOTES</b>		<b>7</b>

**Authorised Version**

STATUTORY RULES 2014

S.R. No. 173/2014

*Building Act 1993*

**Building Amendment (Farm Buildings) Regulations  
2014**

The Lieutenant-Governor as the Governor's deputy with the advice of the Executive Council makes the following Regulations:

Dated: 21 October 2014

Responsible Minister:

MATTHEW GUY  
Minister for Planning

YVETTE CARISBROOKE  
Clerk of the Executive Council

**1 Objective**

The objective of these Regulations is to amend the Building Regulations 2006 in relation to the application of the Building Code of Australia to certain farm buildings.

**2 Authorising provisions**

These Regulations are made under sections 7, 9, 261 and 262 of, and Schedule 1 to, the **Building Act 1993**.

### 3 Definitions

In regulation 105 of the Building Regulations 2006<sup>1</sup> insert the following definition—

"**AS 2419.1** means AS 2419.1—2005 Fire hydrant installations Part 1: System design, installation and commissioning, as issued or published from time to time;"

### 4 New regulations 119 to 121 inserted

After regulation 118 of the Building Regulations 2006 insert—

#### '119 Farm buildings—definitions

The BCA Volume One applies as if, in clause A1.1, after the definition of **Fan motorpower** there were inserted—

"**Farm building** means a building—

- (a) that is used for the purpose of *farming*; and
- (b) that has been classified as a Class 7b building or a Class 8 building; and
- (c) in which the total number of persons accommodated at any time does not exceed one person for each 200m<sup>2</sup> of floor area or part of such area up to a maximum of 6 persons.

**Farming**, for the purposes of the definition of *farm building*, means agriculture, cropping, grazing, animal husbandry, intensive animal keeping, horticultural growing or dairy farming."

**120 Farm buildings—fire fighting equipment**

- (1) Despite anything to the contrary in the BCA, the BCA Volume One applies as if, after performance requirement EP1.1 there were inserted—

**"Application:**

EP1.1 does not apply to or in relation to a farm building."

**Note**

Performance requirement EP1.1 requires the installation of a fire hose reel system.

- (2) The BCA Volume One applies to farm buildings as if, in deemed-to-satisfy provision E1.6—
- (a) in paragraph (a), after "Portable fire extinguishers" there were inserted  
", except in farm buildings,";
- (b) after paragraph (b) there were inserted—
- "(c) In farm buildings, portable fire extinguishers must be provided as follows:
- (i) not less than the lesser of—
- (A) one extinguisher at or adjacent to every required exit door; or
- (B) one extinguisher for each 500m<sup>2</sup> of floor area or part of such an area; and
- (ii) not less than one extinguisher in each room containing flammable materials or electrical

equipment attached to the farm building.

**Example**

A control room.

- (d) For the purposes of (c), **portable fire extinguisher** means an ABE powder-type portable fire extinguisher rated not less than 4A:60B:E in accordance with AS 2444—2001 Portable fire extinguishers and fire blankets—Selection and location, as issued or published from time to time by Standards Australia."
- (3) Despite anything to the contrary in the BCA, performance requirement EP1.3 of the BCA Volume One does not apply to a farm building in relation to which—
- (a) a water supply for firefighting purposes that complies with subregulation (4) is available or provided on the allotment on which the farm building is located; and
  - (b) the minimum capacity of that water supply is 144 000 litres; and
  - (c) subject to subregulation (5)(c), the water supply is located within 60 metres of the farm building; and
  - (d) the water supply is situated so as to enable emergency services vehicles access to within 4 metres of the water supply.

**Note**

Performance requirement EP1.3 requires the provision of a fire hydrant system.

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- (4) For the purposes of subregulation (3)(a), the water supply must consist of one or more of the following—
- (a) a water storage tank or tanks;
  - (b) a dam;
  - (c) a reservoir;
  - (d) a river;
  - (e) a lake;
  - (f) seawater.
- (5) If the whole or any part of the water supply is contained in a water storage tank—
- (a) the water storage tank must be fitted with at least one large bore suction connection; and
  - (b) each large bore suction connection must be located so as to enable emergency services vehicles access to within 4 metres of the large bore suction connection; and
  - (c) the water storage tank must be located not less than 10 metres from the farm building.
- (6) In subregulation (5)—

***large bore suction connection*** means a large bore suction connection within the meaning of AS 2419.1.

**121 Farm buildings—emergency lighting**

Despite anything to the contrary in the BCA, the BCA Volume One applies as if, after performance requirement EP4.1, there were inserted—

**"Application:**

EP4.1 does not apply to—

- (a) a farm building that has no artificial lighting; or
- (b) a farm building with artificial lighting where, if that lighting fails, automatic power to supply lighting to the building is provided by a fuel-driven back-up generator."

**Note**

Performance requirement EP4.1 requires the provision of illumination for safe evacuation in an emergency.!

**5 Regulation 1804 amended**

For the heading to regulation 1804 of the Building Regulations 2006 **substitute—**

**"Exemption for Class 10 buildings on farm land".**

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**ENDNOTES**

<sup>1</sup> Reg. 3: S.R. No. 68/2006. Reprint No. 2 as at 25 October 2011. Reprinted to S.R. No. 92/2011. Subsequently amended by S.R. Nos 73/2011, 63/2012, 80/2013, 97/2013, 161/2013, 37/2014, 51/2014, 104/2014 and 109/2014.

**Table of Applied, Adopted or Incorporated Matter**

The following table of applied, adopted or incorporated matter is included in accordance with the requirements of regulation 5 of the Subordinate Legislation Regulations 2014.

In this table—

**BCA Volume One** means Volume One of the National Construction Code Series including any variations or additions in the Appendix Victoria set out in the Appendices to that Volume;

<b>Statutory rule provision</b>	<b>Title of applied, adopted or incorporated document</b>	<b>Matter in applied, adopted or incorporated document</b>
Regulation 4, which inserts new regulation 120(2) of the Building Regulations 2006	AS 2444—2001 Portable fire extinguishers and fire blankets - Selection and location, published by Standards Australia on 9 November 2001, as incorporated by the BCA Volume One	The whole
Regulation 4, which inserts new regulation 120(6) of the Building Regulations 2006	AS 2419.1—2005 Fire hydrant installations, Part 1: System design, installation and commissioning, published by Standards Australia on 26 November 2005, incorporating Amendment No. 1 published June 2007	The whole