

## Sharing of special fire services and associated infrastructure over lots, sites and structures of a precinct

With regards to referral to QFES of buildings in a ‘precinct’ that propose to share special fire services (SFS) and associated infrastructure, including applications for both required and non-required alarm signal monitoring. This includes where established precinct buildings propose to be separated from the precinct after QFES has provided initial advice.

QFES considers -

- A ‘lot’ is an undivided parcel of land with its own RP description
- A ‘site’ is an area of ground on which building/s are constructed
- A ‘building’ is a fixed structure that is wholly or partly enclosed by walls or is roofed (*Building Act 1975* Schedule 2 Dictionary)
- A ‘precinct’ is an area designated for specific or restricted use. (i.e. university, hospital, school, shopping centre, etc.)
- A ‘protected premises’ is a building requiring or requesting monitoring of fire signals by a fire brigade as a stand-alone building
- ‘SFS’s are defined in the Schedule 19, Part 1 of the *Planning Regulation 2017* (e.g. Fire hydrants, Fire Sprinklers, Fire Detection and Alarm Systems etc.).

If more than one building on one site is owned by a single entity (person, company, body corporate) such as a university, school, hospital, aged care facility or Class 2/3 occupancies, QFES considers it appropriate for certain precinct SFS to serve multiple buildings. The exceptions to this may be where one or more of the following are required -

- An individual hydrant/sprinkler booster assembly installed to serve each building on the site for any building on the site that:
  - Is further than 50 m away from the booster assembly hardstand to the entry of the neighboring building or;
  - Is closer than 50 m away from the booster assembly hardstand to the entry of the neighboring building but requires firefighters to cross a road (whether public or private) to gain access to that neighboring building.
- Any large isolated building to have a ring main installed around the building as required by AS 2419.1 – 2005, Clause 8.5.4.
- Where two or more buildings on multiple lots on the same site require/request a detection and/or a suppression system to be monitored via the Alarm Signaling Equipment (ASE). Each building is to have a separate ASE. This allows QFES operational crews to be able to respond immediately to the building initiating an activated alarm. One or more ASE’s may be configured with sub-premises in limited circumstances.

The site itself may consist of multiple lots but there should only be one entity nominated as the owner of all lots on each individual Certificate of Occupation.

QFES does not consider it appropriate to use shared SFS and/or associated infrastructure within a precinct if each proposed building is situated on separate lots with each lot owned by a different entity (person, company, body corporate) – regardless of any proposed Community Title Scheme agreement between entities.

Separate buildings (on separate lots owned by separate entities) should be provided with their own stand-alone SFSs and associated infrastructure (in accordance with the provisions of the *Building Act 1975*, the National Construction Code Volume One and the relevant Australian Standards) and undertake ongoing maintenance of those SFSs (in accordance with the *Fire and Emergency Services Act 1990*, the *Building Fire Safety Regulation 2008*, the Queensland Development Code Mandatory Part 6.1 and AS 1851-2012) – unless these SFSs are identified on an upgraded Certificate of Occupation by a Building Certifier as not being required.